





This three-bedroom mid-terrace property offers generous proportions throughout and represents a superb opportunity for modernisation. Unusually for this street, the property benefits from off-street parking and a garage to the rear, together with a particularly large garden, making it an attractive prospect for those seeking a home to make their own.



Accommodation

Ground Floor

The property is accessed from the front into a spacious lounge diner, which enjoys two windows allowing plenty of natural light. A hallway leads through to a bathroom fitted with a three-piece suite and then on to the kitchen, which is situated at the rear of the property. The kitchen has a side access door and a wide rear window overlooking the garden.

First Floor

From the landing, there are three well-proportioned bedrooms. The principal bedroom is located to the front aspect and features a wide window, while the additional bedrooms enjoy views to the rear and side, ensuring natural light across the floor.

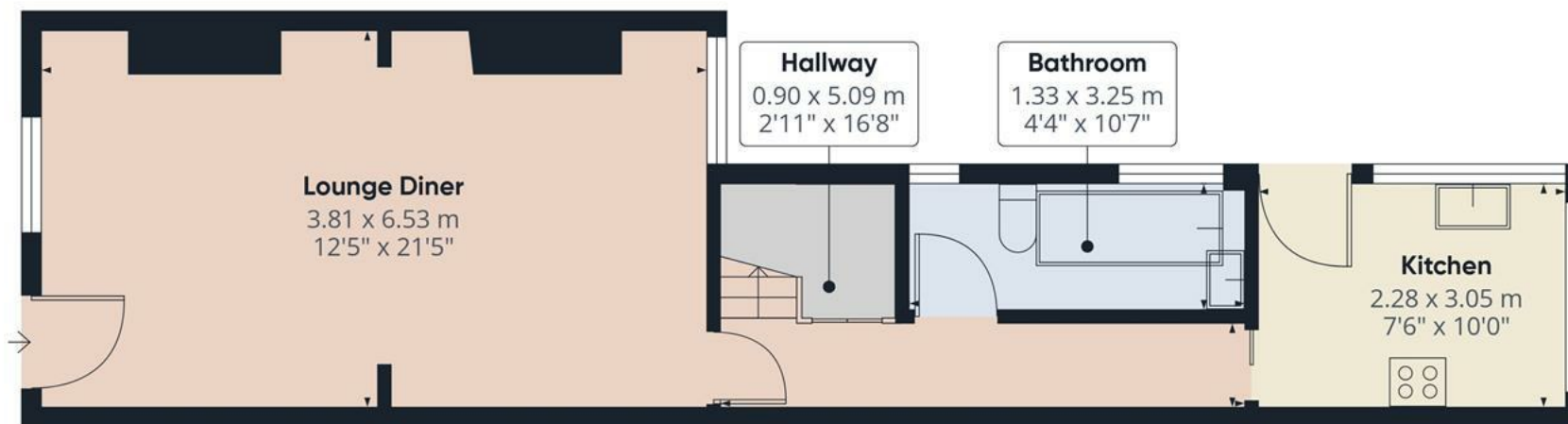
Outside

To the rear is an impressively sized garden, mainly laid to lawn and enclosed by fencing, providing excellent potential for landscaping. A gated private driveway leads to the rear parking where the property benefits from a garage and further off-street parking, a rare and valuable feature in this location.







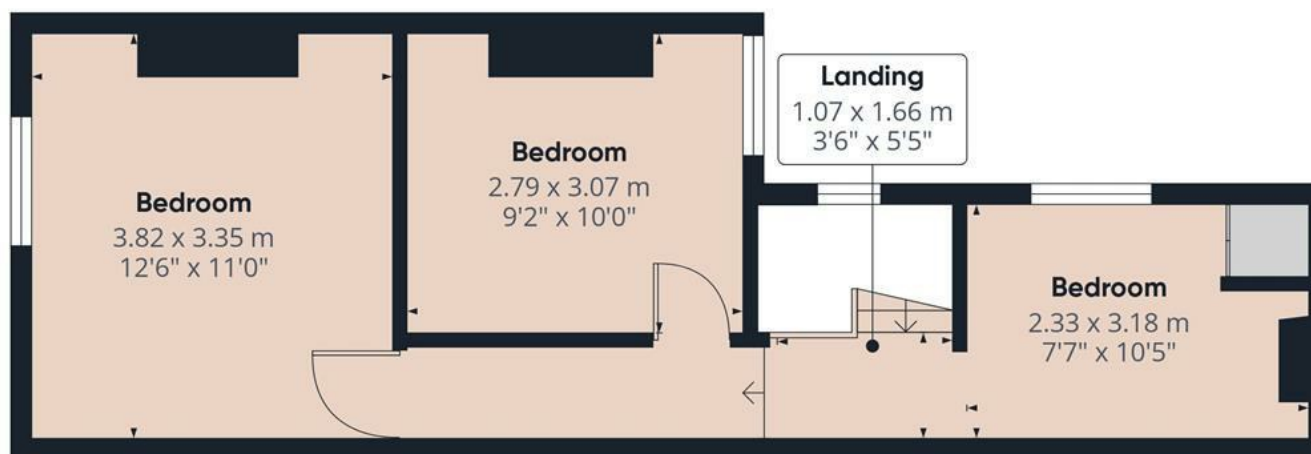


Floor 0

Approximate total area⁽¹⁾

74.4 m²

799 ft²

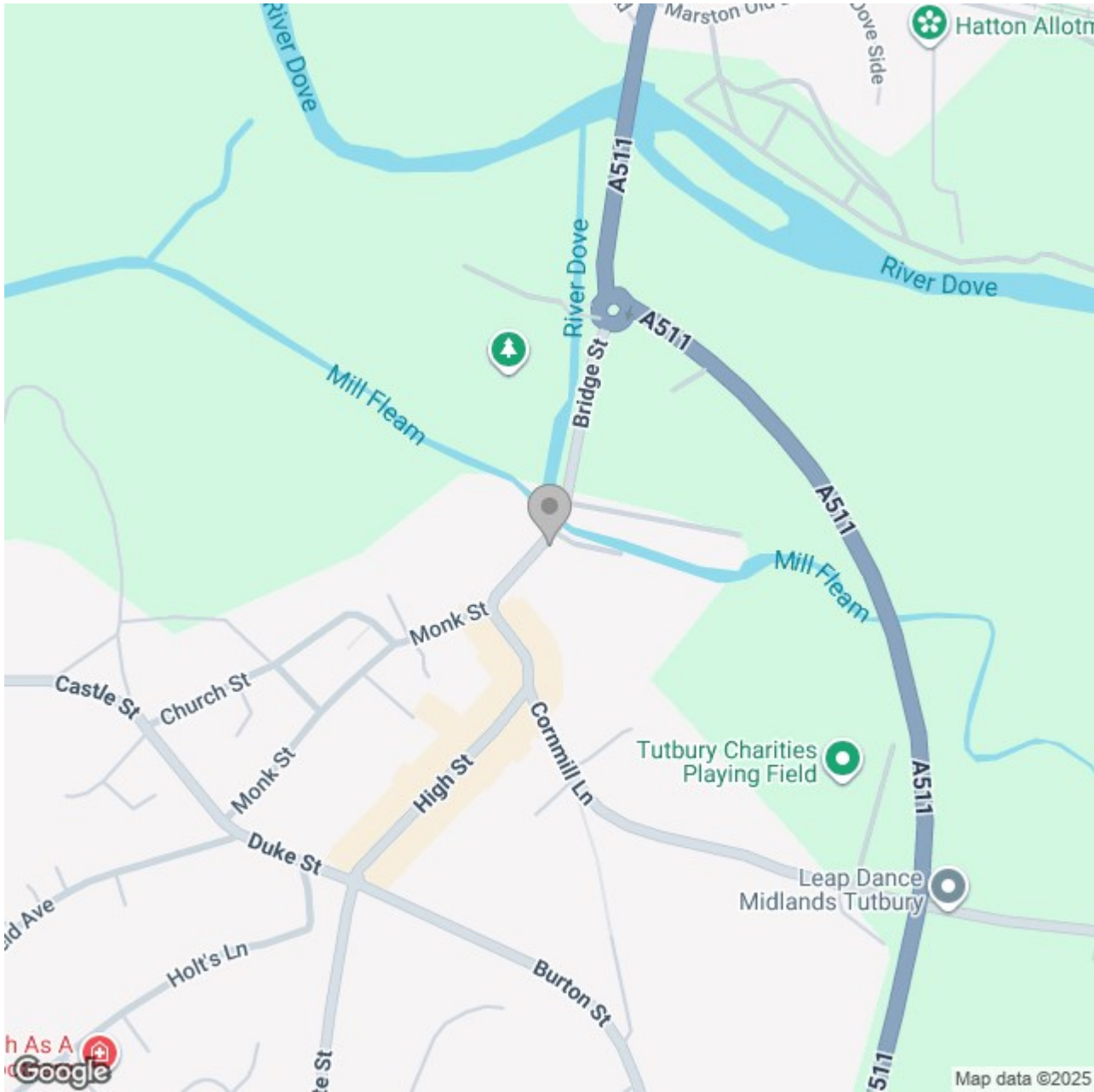


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC