







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.











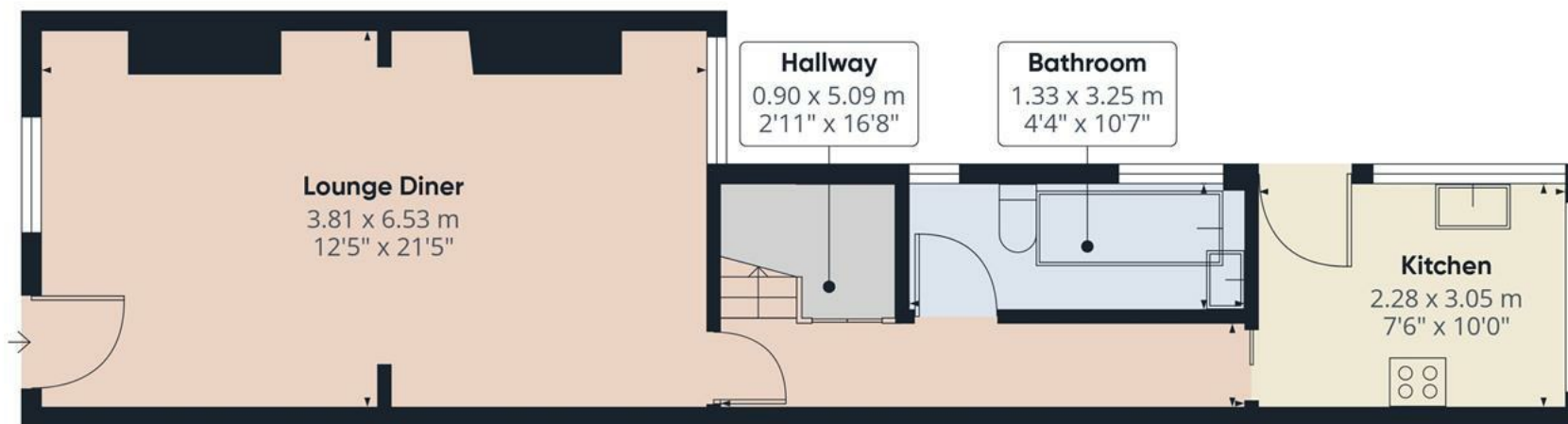










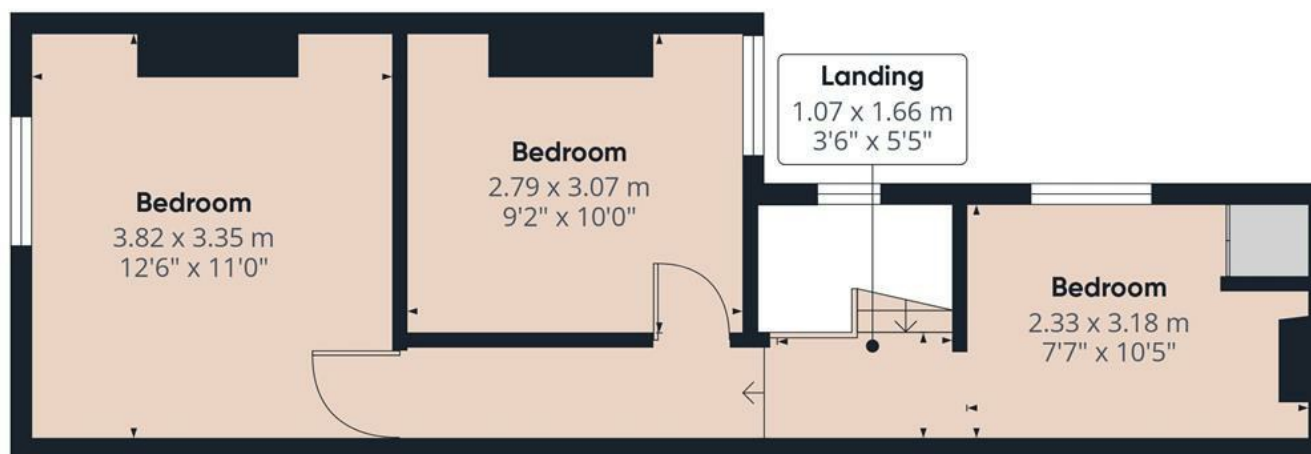


Floor 0

Approximate total area<sup>(1)</sup>

74.4 m<sup>2</sup>

799 ft<sup>2</sup>



Floor 1

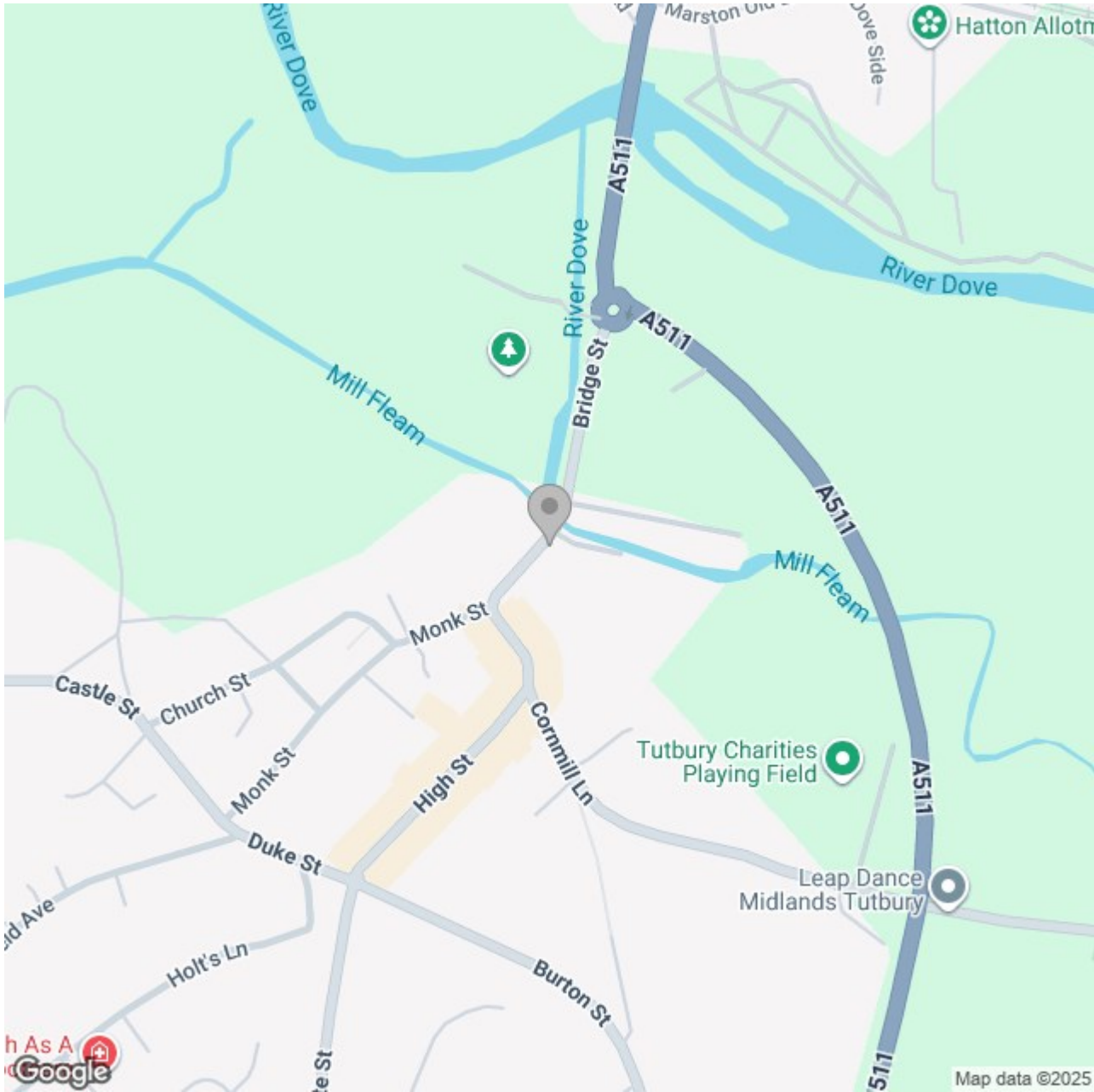
(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC