





This three-bedroom mid-terraced property offers well-proportioned accommodation across two floors and benefits from both front and rear gardens. The home features two reception rooms, a fitted kitchen, and a ground-floor shower room, with three bedrooms to the first floor. Ideally located close to local amenities and transport links, the property represents an excellent opportunity for first-time buyers or investors.



Accommodation

Ground Floor

The property is approached via a pathway through the enclosed front garden, leading to the entrance door which opens into the living room. The living room is bright and welcoming, with a bay window to the front elevation and a feature fireplace. An open archway connects to the dining room, providing space for a family dining table and additional furniture. From here, a door leads through to the fitted kitchen, which is equipped with a range of wall and base units, work surfaces, stainless steel sink with drainer, and space for appliances. A rear hallway off the kitchen provides access to the ground-floor shower room, comprising a shower cubicle, wash hand basin, and WC, as well as access to the rear garden.

First Floor

The staircase rises to the first-floor landing, which gives access to three well-sized bedrooms. The main bedroom is positioned to the front of the property and is a generous double. Two further bedrooms are located to the rear, both with views over the garden, providing versatility for use as additional bedrooms, a nursery, or a home office.

Outside

The front of the property is set behind a picket fence with a lawned garden and planted borders, adding to the kerb appeal. The rear garden is mainly laid to lawn, enclosed by timber fencing, and includes a

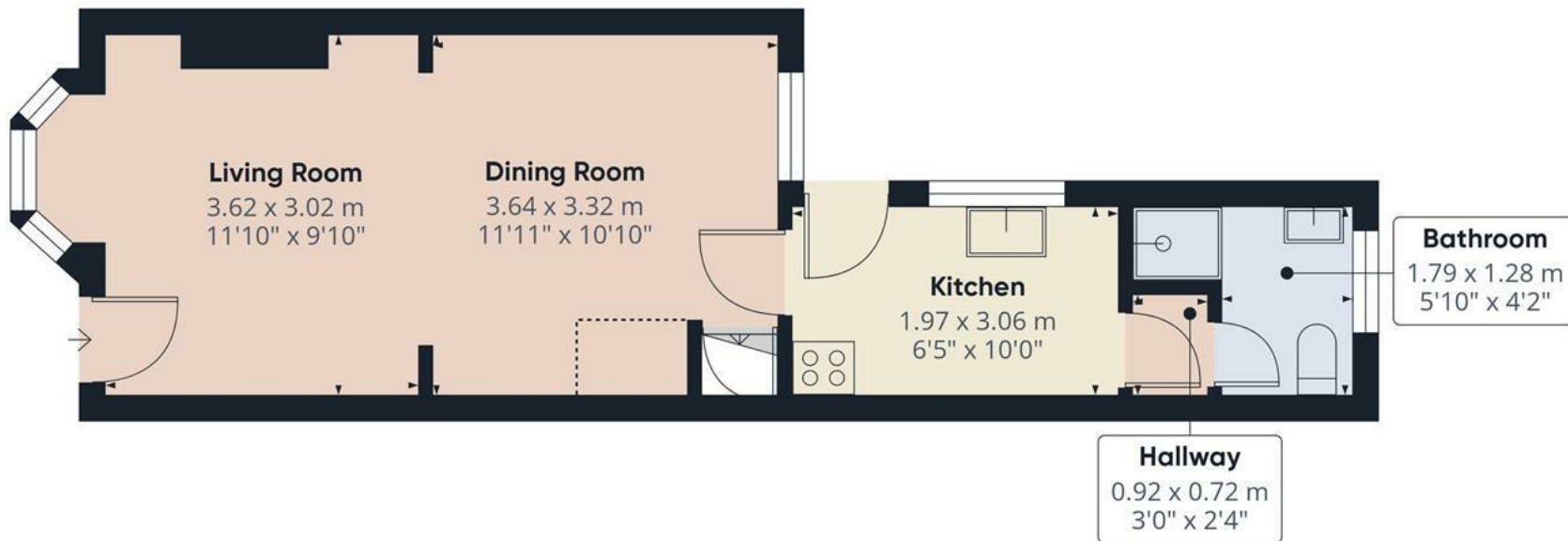


paved pathway, planted borders, and a useful garden shed at the far end.

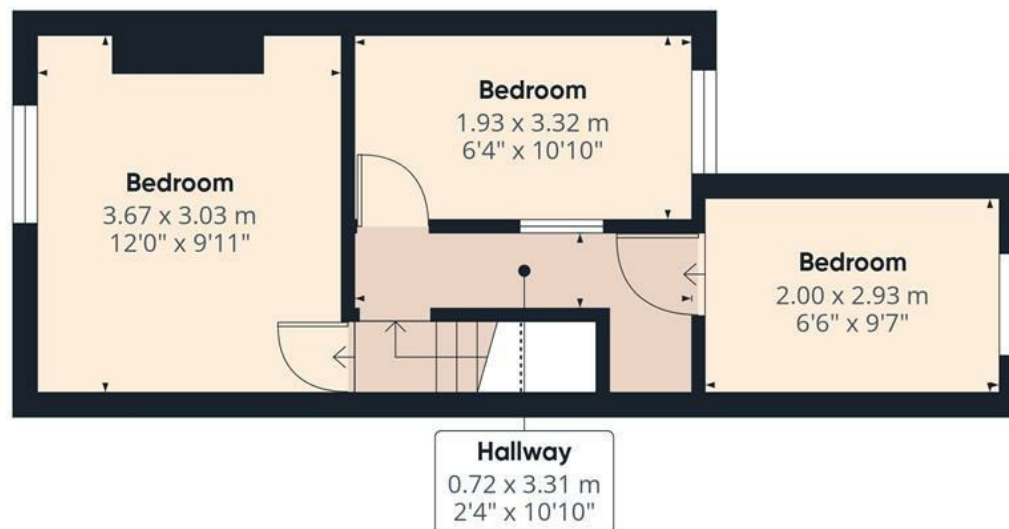








Floor 0



Floor 1

Approximate total area⁽¹⁾

59.6 m²

641 ft²

Reduced headroom

0.8 m²

9 ft²

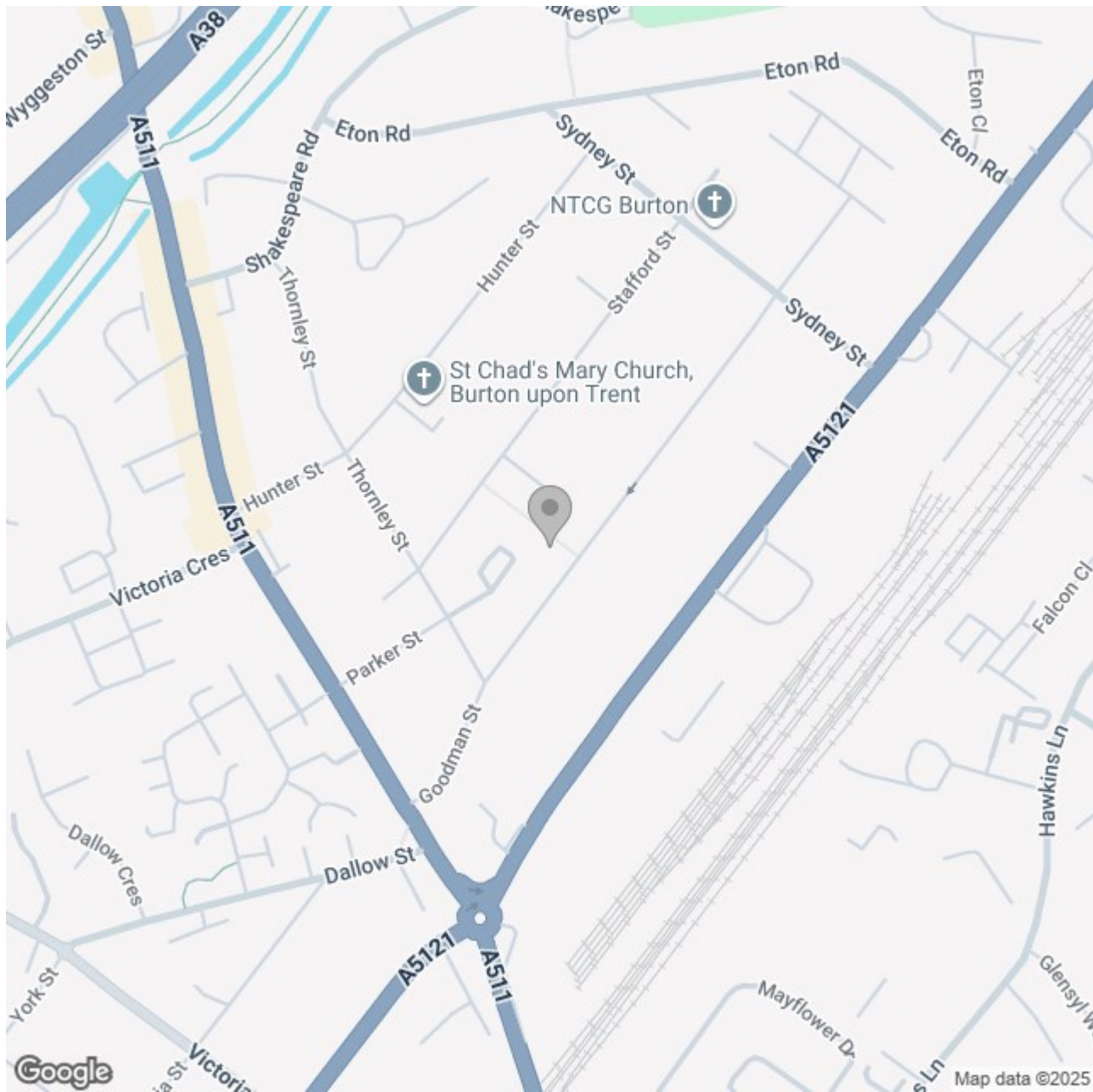
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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