





****GARAGE & PARKING TO THE REAR**** This mid town house occupies a popular residential setting and would benefit from some moderate updating. Entry is via an enclosed front porch leading into the main hallway. The lounge sits to the front elevation with a window overlooking the frontage, and a door through to the separate rear dining room, which enjoys views over the garden.



The kitchen is equipped with a range of fitted units and provides space for a cooker and fridge freezer, along with a window and door opening out to the rear garden. There is also an under-stairs storage area housing the fuse board.

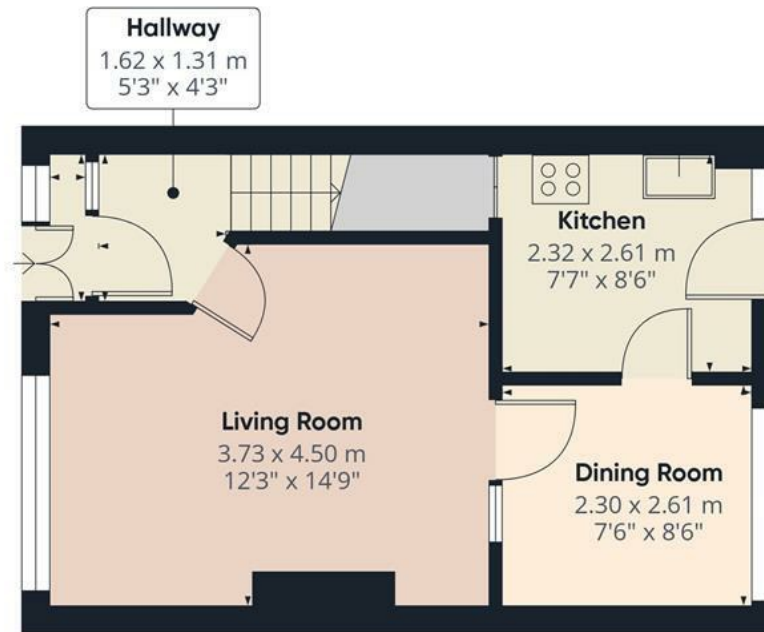
To the first floor, the property offers two double bedrooms, including a spacious master bedroom positioned to the front with built-in wardrobes and overhead cupboards. A well-sized third single bedroom and a fitted bathroom comprising a WC, hand wash basin, and bath complete the layout. The home features electric wall heaters in several rooms and timber-framed double glazed windows.

Externally, there is a front garden and an enclosed rear garden with direct access to the garage and driveway located at the rear of the property.

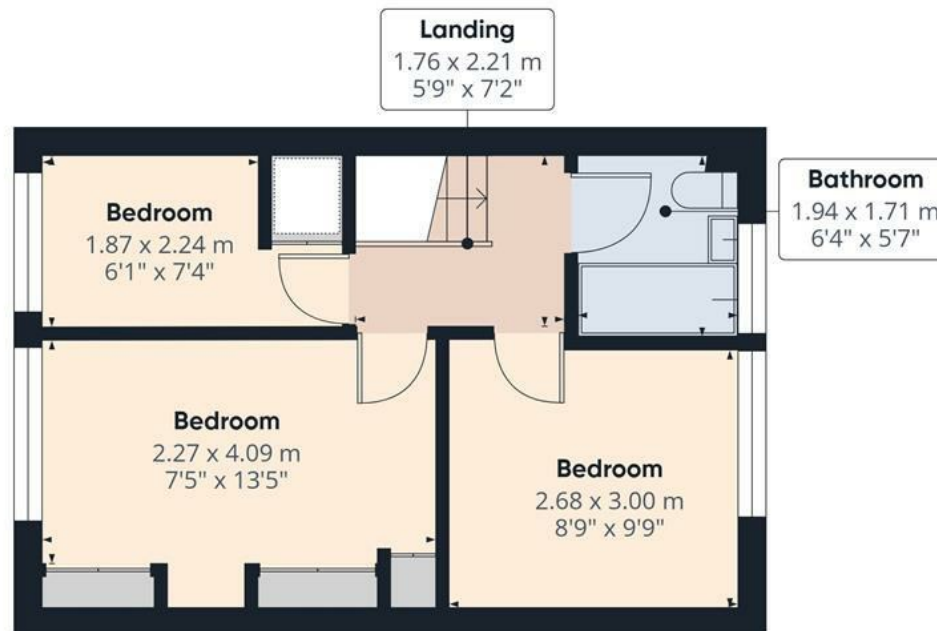








Floor 0



Floor 1

Approximate total area⁽¹⁾

62.3 m²

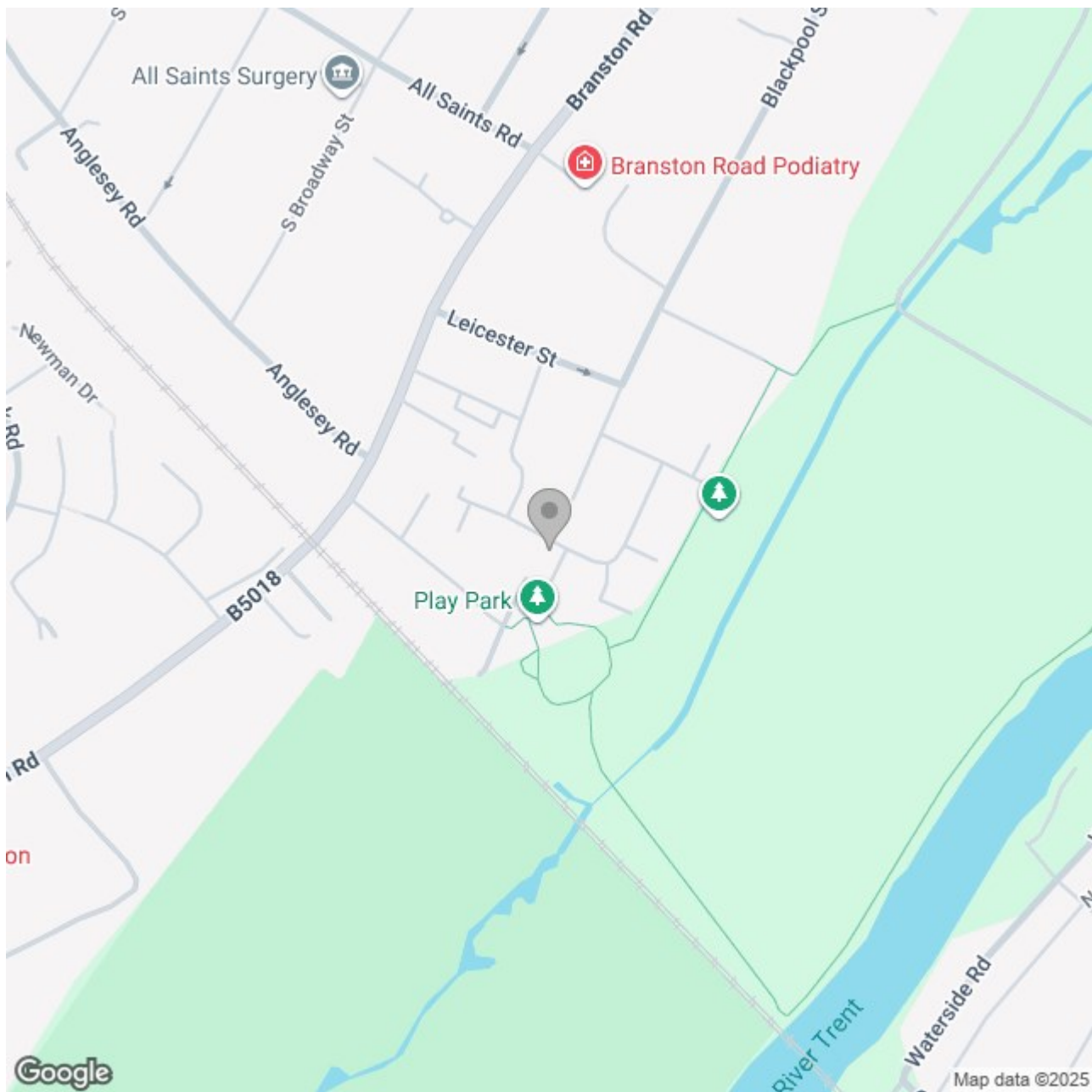
670 ft²

(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 	