





Offered to the market with no upward chain, this attractive two bedroom Victorian terraced home provides spacious and well-presented accommodation throughout while retaining a number of charming period features. Positioned in a convenient location for Queen's Hospital and surrounding amenities, the property also benefits from a generous rear garden, making it an appealing opportunity for a range of buyers.



## Accommodation

The accommodation is entered via a long side hallway, which provides access through to the rear garden and leads into the inner hallway where stairs rise to the first floor. From here, the ground floor living space flows naturally through the property, beginning with a bay-fronted lounge featuring a character fireplace, decorative coving and dado rail. A separate dining room sits to the rear of the property and provides a further reception space, also benefitting from period detailing and a feature fireplace, with a door leading through to the kitchen. The kitchen is fitted with a range of wall and base units with work surfaces and an inset sink, along with space for appliances and a useful walk-in pantry. Beyond the kitchen there is a utility area and a ground floor WC, while a door provides access out to the rear garden.

To the first floor, the landing provides access to two generous double bedrooms and a well-appointed shower room. The principal bedroom spans the full width of the property and benefits from two front-facing windows along with a feature cast iron fireplace. The second bedroom is another good-sized double room positioned to the rear. The shower room has been fitted with a modern three-piece suite, including a walk-in shower, wash hand basin and WC, along with a cupboard housing the combination boiler.

Externally, the property is set behind an enclosed fore garden with a gated pathway leading to the entrance door. To the rear, the property enjoys a good-sized garden mainly laid to lawn with a



pebbled seating area, enclosed by fencing and wall boundaries, providing an ideal outdoor space to relax or entertain.

### Measurements

Entrance Hallway – 9.60m x 1.00m (31'5" x 3'3")  
Lounge – 3.94m x 3.63m + bay (12'11" x 11'10" + bay)  
Dining Room – 3.94m x 3.63m (12'11" x 11'10")  
Kitchen – 4.27m > 3.17m x 2.44m (14'0" > 10'4" x 8'0")  
Pantry – 1.26m x 0.97m (4'1" x 3'2")







Utility Area – 1.34m x 1.07m (4'4" x 3'6")

**First Floor**

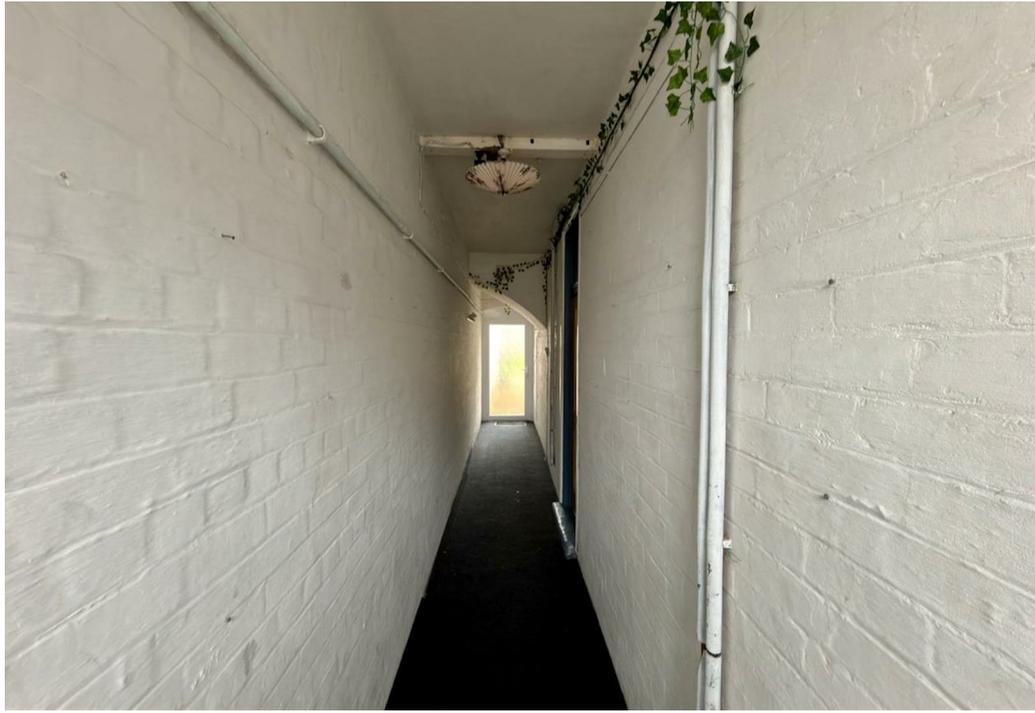
Bedroom One – 5.11m x 3.64m (16'9" x 11'11")

Bedroom Two – 4.09m x 3.63m (13'5" x 11'10")

Shower Room – 4.25m x 2.39m max (13'11" x 7'10" max)





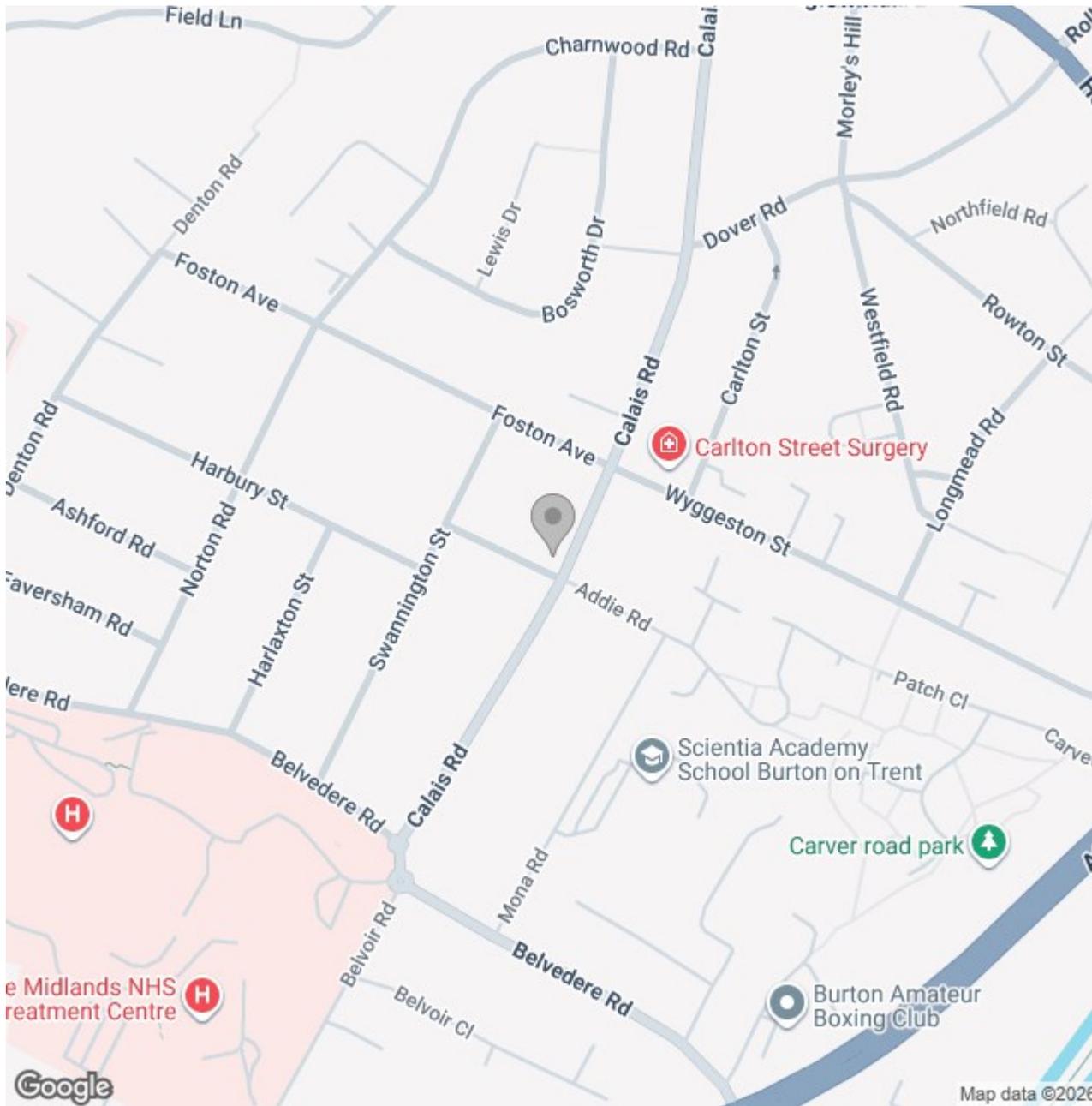












## Energy Efficiency Rating

	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	