





We are pleased to offer this immaculately presented two bedroom terraced property with no onward chain. The property benefits from a modern shaker style kitchen, fully refurbished bathroom and good size living room.

Tenure: Freehold

Council Tax Band: B

EPC: C

Property Type : Terraced

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 844

Parking: On Road

Utilities / Services

Electric Supply: Mains

Heating: Mains Gas

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

HALLWAY

Laminate flooring, cupboard, stairs to first floor.



LIVING ROOM

Carpet flooring, windows to front and rear.

KITCHEN

LVT flooring, Shaker style base and wall units, granite effect work surface, ceramic hob and extractor, oven, sink with mixer tap, integrated fridge/freezer, washing machine and dishwasher, spot lights, window and door to rear.

BEDROOM 1

Carpet flooring, window to front.

BEDROOM 2

Carpet flooring, window to rear.

OFFICE/WARDROBE

Vinyl flooring, window to front.

BATHROOM

LVT flooring, bath, shower, shower screen, sink with vanity unit, toilet, heated towel rail, window to rear.

OUTSIDE

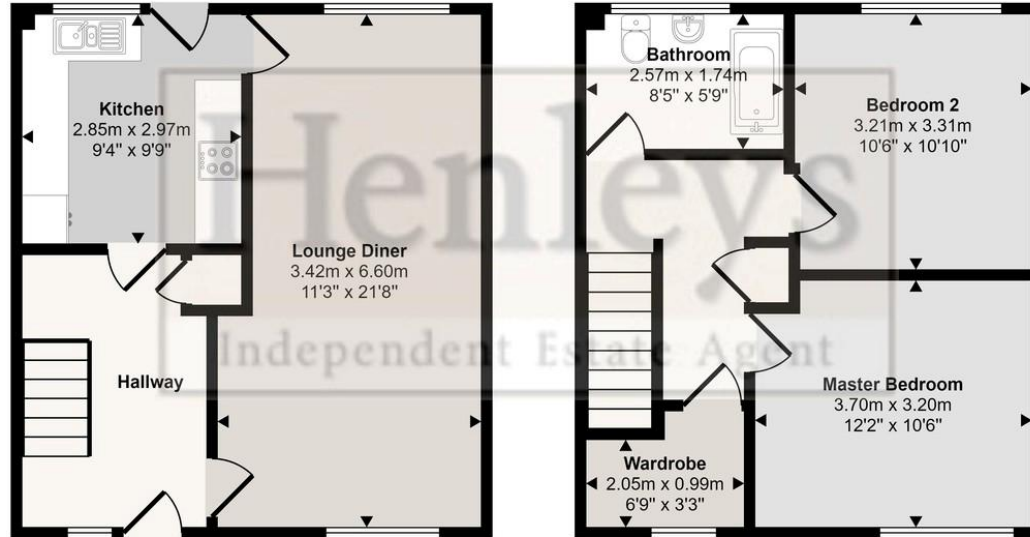
Front: Lawn with flower borders.

Rear: Patio area, water butt, storage shed, gate to rear.





Approx Gross Internal Area
78 sq m / 844 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		