



Discover the charm of this attractive traditional bay fronted three-storey terraced house, perfectly situated with stunning views of Queens Park from the rear. Nestled in a popular and convenient location. Recently refurbished to a high standard, the property boasts elegant white panelled interior doors, decorative coving, and feature fireplaces that enhance its character. The modern kitchen and bathroom are designed for both functionality and style, while the gas central heating and UPVC SUDG ensure comfort and energy efficiency year-round. Spacious accommodation includes a welcoming lounge, a separate dining room, and a well-appointed kitchen, alongside three generous bedrooms and a contemporary bathroom complete with a shower. The property also features a front yard and an enclosed rear garden, perfect for outdoor relaxation. With new carpets throughout and a damp guarantee valid until 2041, this home is ready for you to move in and enjoy. Viewing is highly recommended to fully appreciate this delightful residence.



Lounge 13' 6" x 11' 5" (4.11m x 3.48m)

With uPVC double glazed bay window to front, ceiling light point, feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect electric fire. White fitted meter cupboard to side alcove, double panelled radiator. Coving to ceiling, attractive white six panel interior doors to

Inner Lobby

With door to useful under stairs storage cupboard with shelf and lighting and double power point.

Dining Room 11' 11" x 11' 6" (3.63m x 3.51m)

With uPVC double glazed window, ceiling light point, panelled radiator, with feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame , coal effect electric fire, thermostat for central heating. Door and stairway to first floor landing. Door to

Kitchen 14' 7" x 5' 8" (4.45m x 1.73m)

With uPVC double glazed window, ceiling light point, a range of beech finish fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, single oven with grill beneath, stainless steel chimney extractor above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, wall mounted Gloworm gas condensing combination boiler for central heating and domestic hot water with remaining guarantee available. Laminate tiled flooring, double panelled radiator, extractor fan, UPVC SUDG door to the rear garden.

First Floor Landing

With door and stairway to second floor.

Bedroom One 11' 6" x 11' 6" (3.51m x 3.51m)

With uPVC double glazed window, ceiling light point and panelled radiator and door to a wardrobe over the stairs with hanging rail.

Bedroom Two 3.67m x 1.96m (12' x 6' 5")

With uPVC double glazed window, ceiling light point and panelled radiator.

Bathroom 2.69m x 1.42m (8' 10" x 4' 8")

With white suite consisting panelled bath, main shower unit above , glazed shower screen to side, pedestal wash hand basin and low level WC. Tiled surrounds, extractor fan, radiator, laminate tile flooring.

Bedroom Three 4.86m x 3.19m (15' 11" x 10' 6")

With uPVC double glazed window, ceiling light point and panelled radiator.

Outside

Discover a serene retreat with this charming property, set back from the road and discreetly screened by elegant panelled fencing. The inviting stoned and paved forecourt leads to a shared pedestrian access, guiding you to a spacious slabbed rear yard. Enjoy the tranquility of a fenced and enclosed garden, primarily stoned for effortless maintenance, complemented by a convenient timber shed. With picturesque views overlooking Queens Park, this home offers a perfect blend of privacy and accessibility, making it an ideal choice for those seeking a peaceful lifestyle.

GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



2ND FLOOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

