





A rare opportunity to acquire a two bedroom property situated on a generous plot having a wrap around front garden with parking facility. The property benefits from a good sized lounge diner, two double bedrooms, attic room with potential subject to the relevant permissions and regulations. The property is located close to a range of local amenities and transport links, as well as being equipped with gas central heating. Viewing is highly recommended strictly via appointment only.



### Entrance hall

With central heating radiator, stairs rising to the first floor and opening leading to:

### Kitchen

With a selection of matching wall and base units, with a roll edge preparation work surface, sink with mixer tap and drainer, space for washing machine, fridge freezer and cooker, double glazed window to the front elevation and tiled flooring.

### Living Room

With central heating radiator and a sliding door leading to:

### Conservatory

With central heating radiator, double glazed upvc windows to the side and rear elevation and double glazed upvc French doors leading out onto the garden.

### Landing

With double glazed window to the side elevation, doors leading to and stairs rising to the second floor.

### Master Bedroom

With central heating radiator and a double glazed window to the rear elevation.

### Bedroom Two

With central heating radiator and two double glazed windows to the front elevation.

### Family Bathroom

With a three piece suite comprising: low level wc,



wash hand basin with mixer tap, bath with mixer tap and gravity shower over.

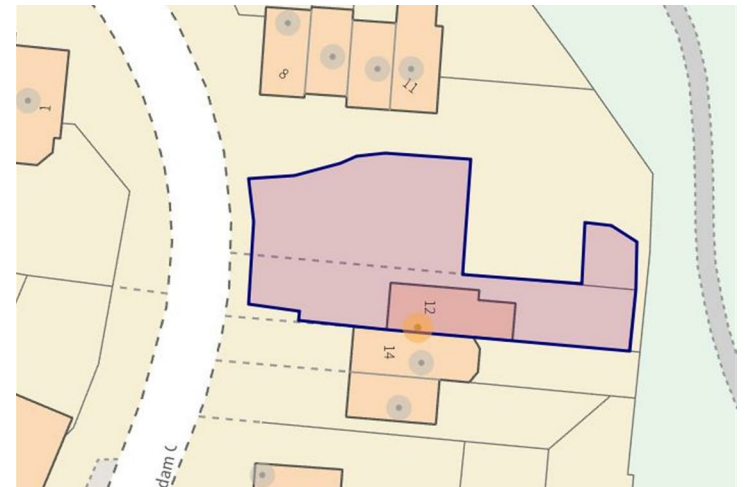
### Second floor landing

with skylight to the rear elevation and a door leading to:

### Study/Attic Room

With central heating radiator and a skylight to the rear elevation.

### Outside







The outside of the property offers a generous corner plot, having a wrap around front laid to lawn garden with pathway leading to the front entrance door and parking facility which has two parking spaces. The rear elevation offers a mainly laid to lawn garden with patio area.











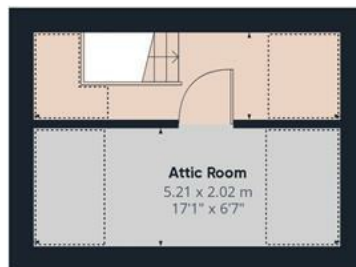




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>10</sup>**

76.32 m<sup>2</sup>  
821.52 ft<sup>2</sup>

**Reduced headroom**

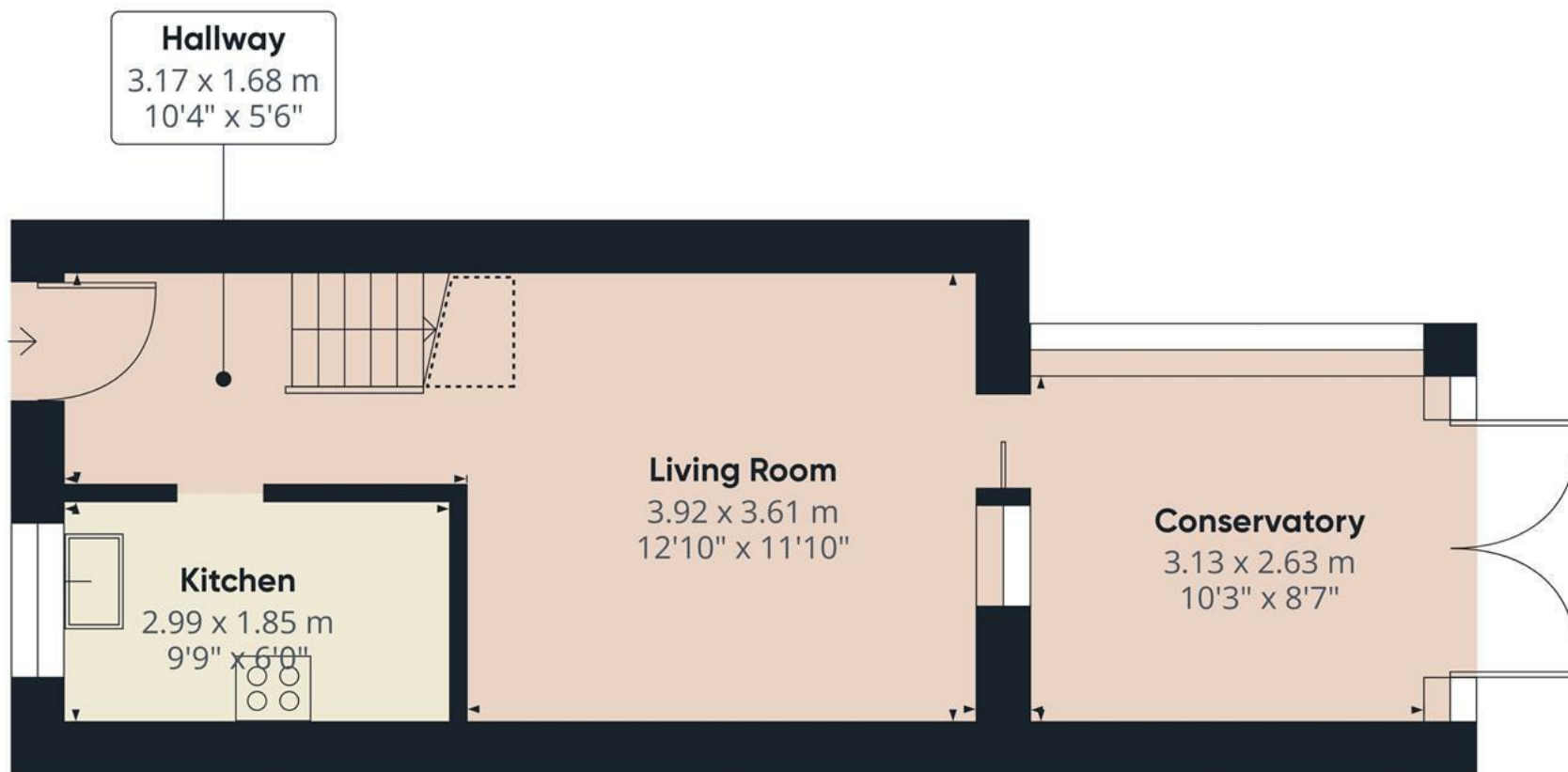
8.09 m<sup>2</sup>  
87.1 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Approximate total area<sup>(1)</sup>**

35.02 m<sup>2</sup>  
376.91 ft<sup>2</sup>

**Reduced headroom**

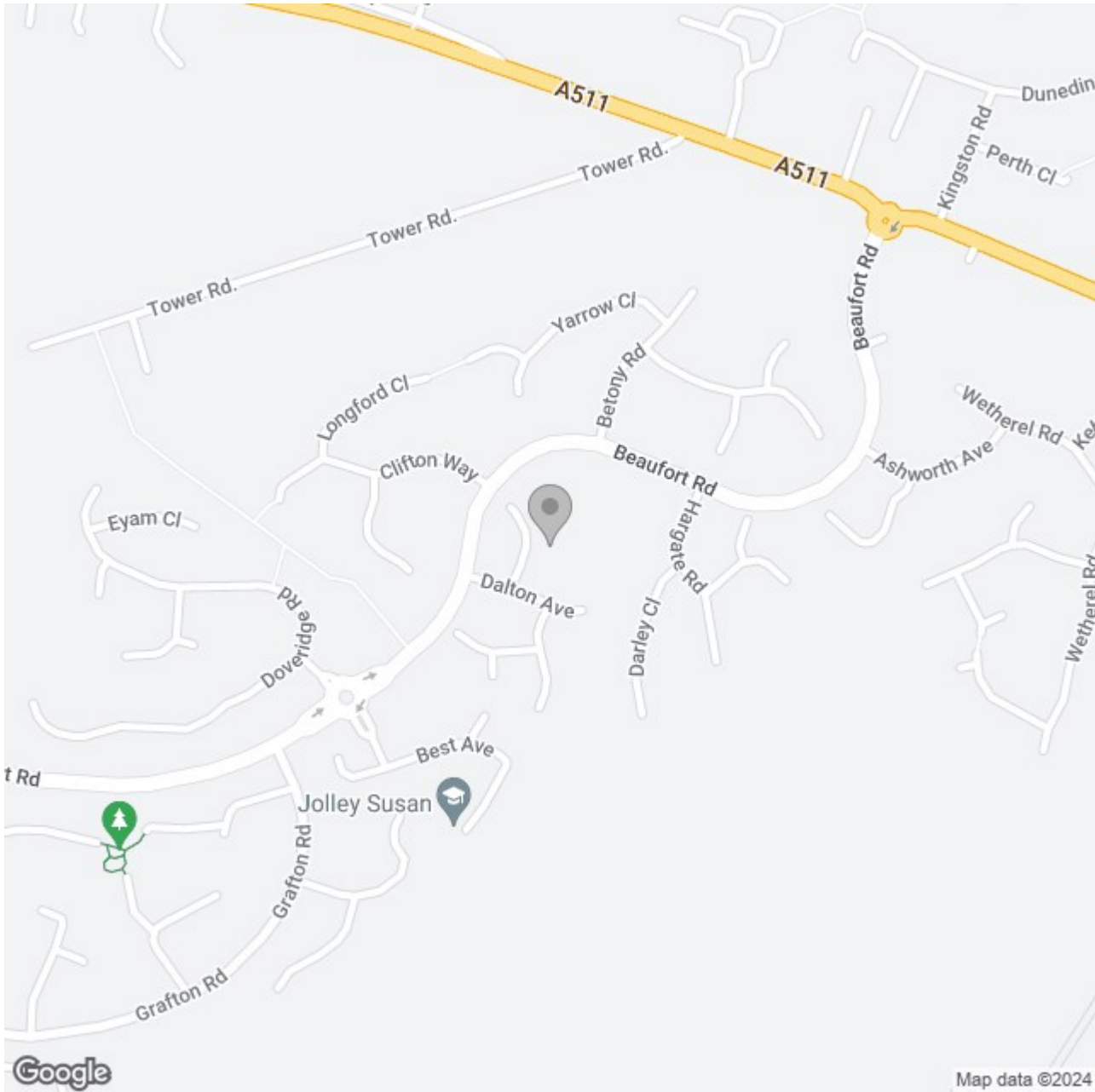
1.46 m<sup>2</sup>  
15.67 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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### 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	