







A traditional three bedroom terraced property, situated within a popular location, having good access to a range of local amenities and transport links.

The property benefits from two reception rooms, three well proportioned bedrooms, gas central heating and double glazing throughout. Viewing is highly recommended strictly via appointment only.





### Entrance Hallway

With stairs rising to the first floor and doors leading off to:

### Living Room

With central heating radiator, bay fronted double glazed window and fire place.

### dining Room

With central heating radiator, under stairs storage cupboard, double glazed window to the rear elevation and a door leading to the kitchen.

### Kitchen

With a selection of matching wall and base units having a roll edge laminate preparation work surface, one and a half bowl stainless steel sink with mixer tap and drainer, space for washing machine and cooker, wall mounted gas boiler, double glazed window to the side elevation, double glazed upvc side access door and a door leading to the bathroom.

### Bathroom

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, bath with electric shower over, double glazed window to the rear elevation and central heating radiator.

### First Floor Landing

With central heating radiator, loft hatch and doors leading off to:

### Master Bedroom



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

### Bedroom Two

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

### Bedroom Three

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











### Outside

The outside of the property to the front elevation has a passage way leading to the side entrance door. The rear elevation offers a patio area ideal for seating with a further laid to lawn area.















Floor 0



Floor 1

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

69.96 m<sup>2</sup>

753 ft<sup>2</sup>

(1) Excluding balconies and terraces

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>

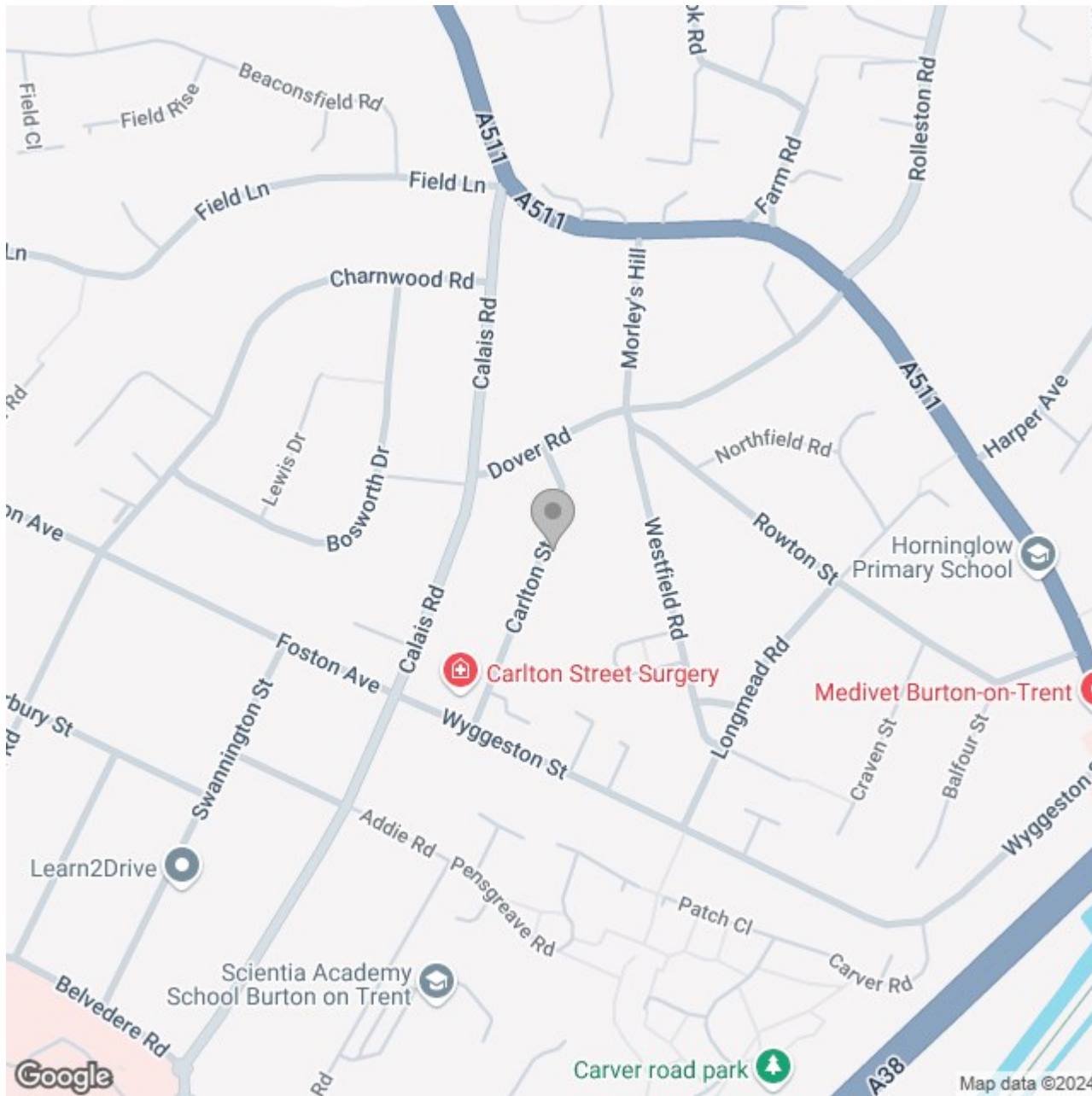
37.3 m<sup>2</sup>  
401.52 ft<sup>2</sup>

(1) Excluding balconies and terraces.


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Floor 0



## 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>                            |                            | 75  |
| (55-68) <b>D</b>                            | 54                         |   |
| (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<br>2002/91/EC |  |