





**** TWO BEDROOMS ** TRADITIONAL
VICTORIAN TERRACE ** GAS CENTRAL
HEATING ** UPVC DOUBLE GLAZING **
GARAGE TO REAR ****

A traditional Victorian two bedroom mid terrace property, located within walking distance to the town centre.

Having the benefit of being uPVC double glazed and gas centrally heated.

In brief, the property comprises living room, dining room, kitchen, bathroom and two bedrooms. To the rear there is a courtyard with rear entry and access to the detached garage.

Viewings are strictly by appointment only. Contact ABODE Estate Agents to arrange an internal inspection.



Dining Room

With a front entry door leading into, central heating radiator, meter cupboard, useful understairs storage cupboard, internal door leading to:

Lounge

With a UPVC double glazed window to the rear elevation, central heating radiator, TV aerial point, smoke alarm, staircase rising to the first floor landing, opening leading to:

Kitchen

With a UPVC double glazed window to the side elevation, UPVC double glazed frosted rear entry door, the kitchen features a range of matching base and high-level storage cupboards and drawers with roll top preparation work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, four ring stainless steel gas hob, oven/grill, integrated fridge and freezer, in housing is the central heating combination gas boiler and plumbing space for freestanding under counter white goods, spotlighting to ceiling, access to loft space and smoke alarm.

Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three piece bathroom suite comprising of low-level WC, wash hand basin with mixer tap, bath unit with shower over and extractor fan, radiator and spot lighting to ceiling.

Landing

With smoke alarm and internal door entries leading to:



Bedroom One

With a UPVC double glazed window to the rear elevation, access to loft space via loft hatch, TV aerial point and central heating radiator

Bedroom Two

With a UPVC double glazed window to the front elevation, TV aerial points and central heating radiator.

Outside

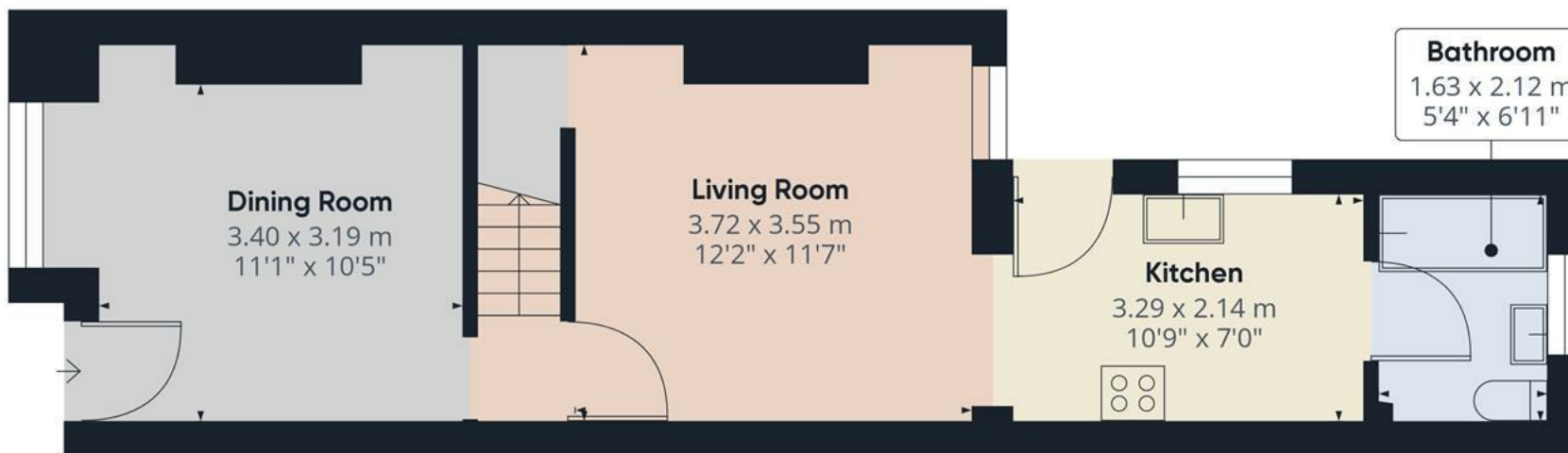
A patio to rear with useful outbuilding. Gated entry leads to a shared access and a detached garage at the rear.







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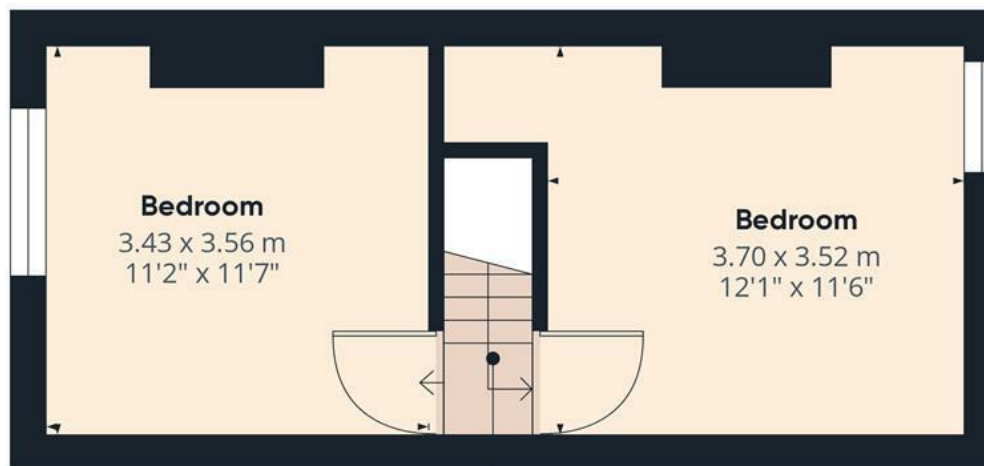


Floor 0

Approximate total area⁽¹⁾

64.28 m²

691.96 ft²

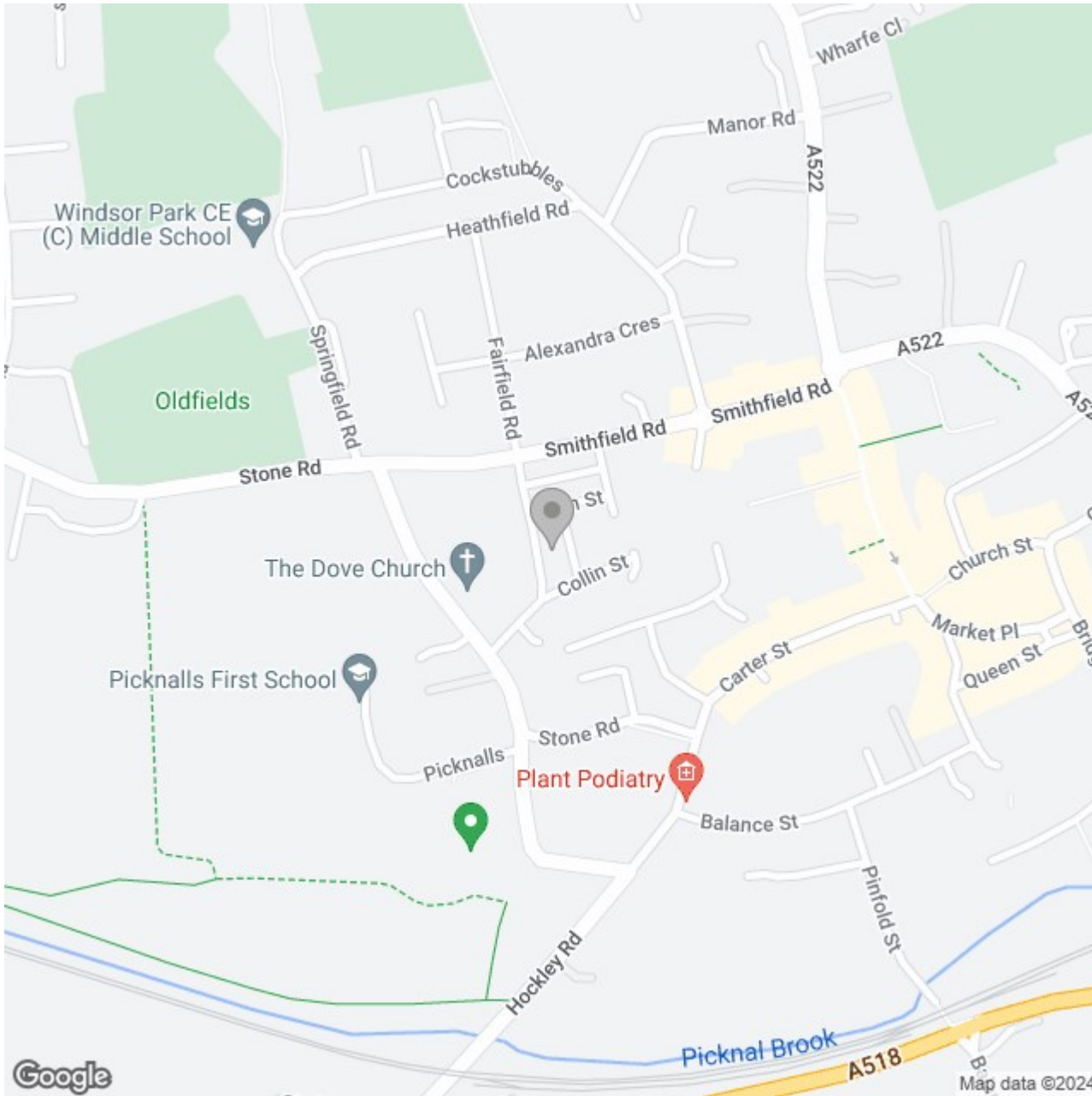


Floor 1

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	