





****NO UPWARDS CHAIN**** A well presented three bedroom townhouse, situated within a popular location, having good access to a range of local amenities and transport links. The property benefits from three double bedrooms, large lounge diner, kitchen and an enclosed garden. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance Hall

With central heating radiator. Under stairs storage, stairs rising to the first floor and doors leading off to:

WC/cloaks

With a low level wc, wash hand basin with tap, central heating radiator and a window to the front elevation.

Kitchen

With a selection of matching wall and base units having a one and a half bowl sink with mixer tap and drainer, four ring hob, electric oven, space for tumble dryer and fridge freezer, double glazed windows to the to the front elevation and a central heating radiator.

Lounge Diner

With two central heating radiators, double glazed window to the rear elevation and a double glazed sliding door leading out onto the patio.

First Floor Landing

Master Bedroom

With central heating radiator, double glazed window to the rear elevation and a built in wardrobe.

Bedroom Two

With central heating radiator, built in wardrobes and a double glazed window to the front elevation.

Bedroom Three

With central heating radiator and a double glazed



window to the rear elevation.

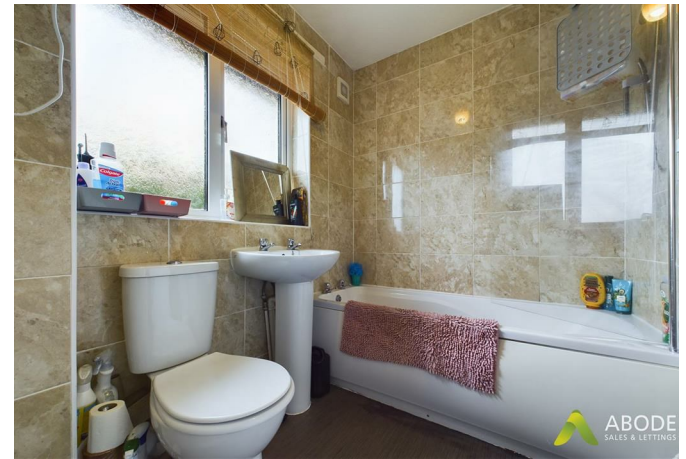
Family Bathroom

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

Outside

The outside of the property to the front elevation offers a





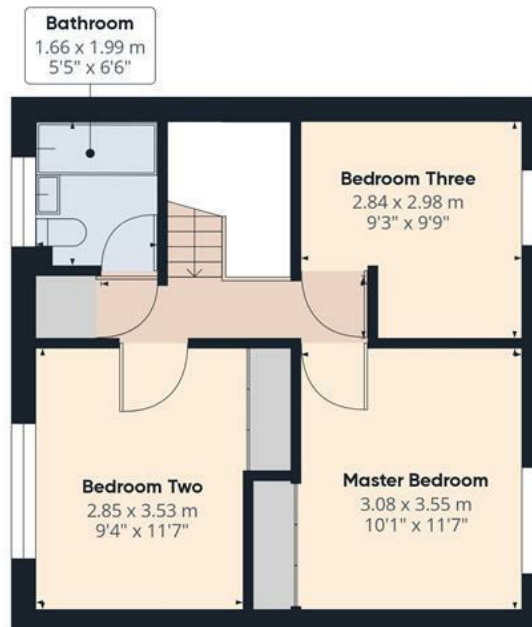


laid to lawn garden having a pathway leading to the front entrance door. The rear elevation offers a laid to lawn garden with patio area and gate providing access to an open car park.





Floor 0



Floor 1

Approximate total area⁽¹⁾

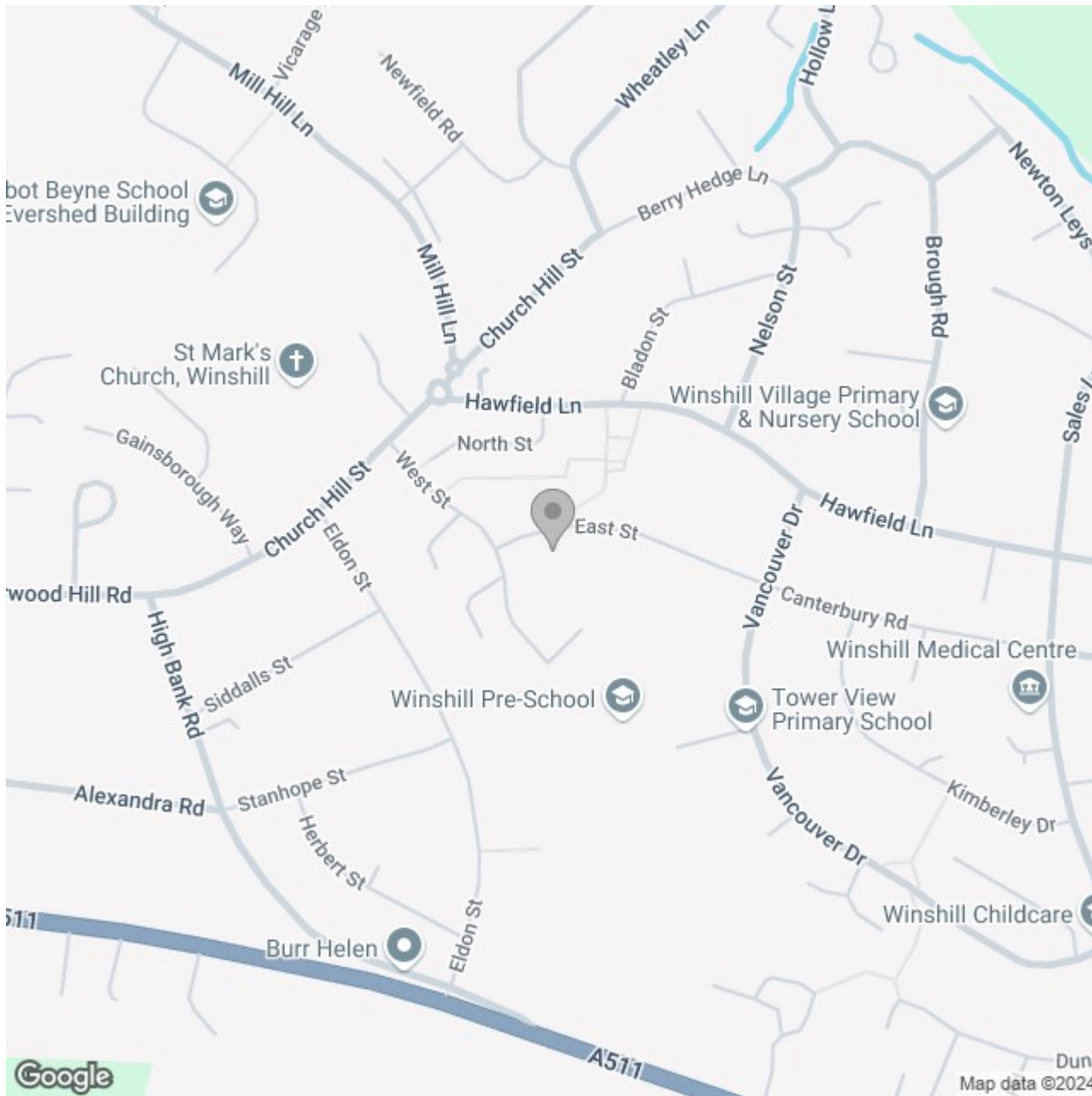
81.69 m²

879.33 ft²

(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 | | 86 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |