





This fully renovated three-bedroom mid-terrace house.

As you step inside, you'll be greeted by a beautifully designed open plan lounge diner with a stylish media wall, perfect for entertaining guests or relaxing with your family. The refitted kitchen and bathroom add a touch of modern elegance to the property, making it a comfortable and convenient space to live in.

The newly fitted carpets throughout the house give it a fresh and inviting feel, while the enclosed rear garden provides a private outdoor area.

Located in a sought-after area, this property comes with the added benefit of no upward chain, making the buying process smoother and quicker for you.



## THE ACCOMMODATION

### LOUNGE

With UPVC double glazed door and UPVC double glazed window to front elevation, built in media wall with feature electric fire, meter cupboard and under stairs storage cupboard radiator opening into:

### DINING ROOM

With UPVC double glazed window to rear elevation and stairs rising off to first floor accommodation.

### RE-FITTED KITCHEN

With UPVC double glazed window to side elevation, the newly fitted kitchen has a range of white high gloss base units base unit, stainless steel sink unit with mixer tap over built into preparation worksurface, integrated fridge freezer, dishwasher and oven, hob and extractor.

### UTILITY ROOM

With UPVC double glazed door to side elevation, plumbing and appliance space for washing machine and radiator.

### FAMILY BATHROOM

With UPVC double glazed window to rear elevation, fitted with a three piece white suite comprising of vanity WC and wash hand basin, panel bath with shower over and towel rail.

### CONSERVATORY

Of UPVC construction. This is an ideal place for the home office.

### FIRST FLOOR LANDING

With loft access and doors lead off to:



### MASTER BEDROOM

With UPVC double glazed windows front elevation, radiator, built-in mirrored wardrobe with sliding doors and feature panelling to wall.

### BEDROOM TWO

With UPVC double glazed window to rear elevation, radiator, storage cupboard and featured panelling to wall.





### BEDROOM THREE

With UPVC double glazed window to rear elevation, radiator and storage cupboard housing the newly fitted combination boiler.

### OUTSIDE

The home has an enclosed rear garden with pond, two sheds and green house.















Floor 0



Floor 1

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

82.2 m<sup>2</sup>  
884.79 ft<sup>2</sup>

**Reduced headroom**

1.93 m<sup>2</sup>  
20.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

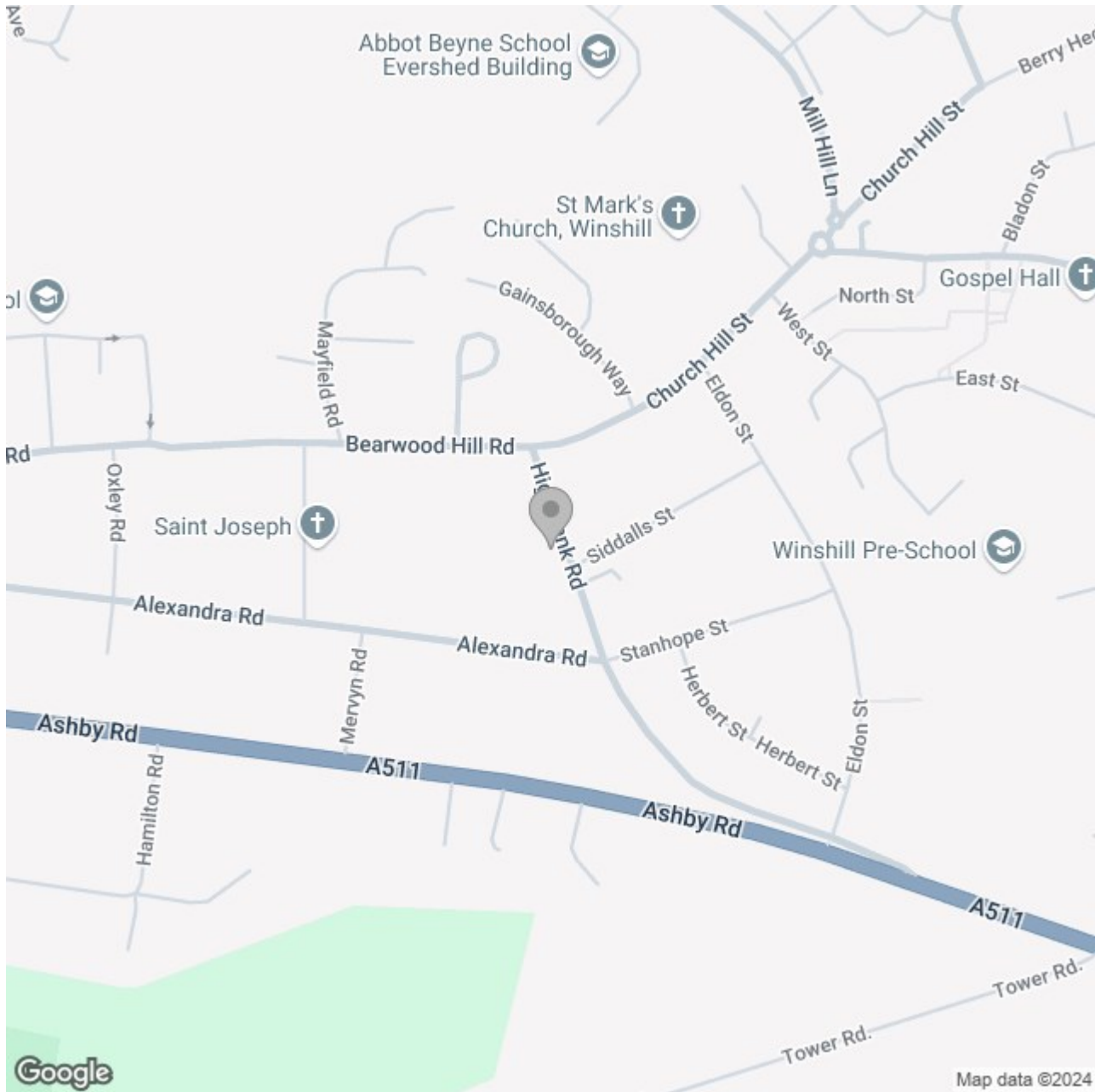
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>64</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	