





**** THREE BEDROOM END OF TERRACE ****
NO CHAIN ** SOUTH FACING GARDENS

This traditional three-bedroom end-of-terrace home offers spacious family living, featuring uPVC double glazing and gas central heating, and is available for sale with no upward chain.

The internal layout begins with a welcoming hallway, leading to a generous lounge at the front of the property. The kitchen overlooks the expansive rear garden, with a hallway leading to a practical shower wet room. Upstairs, the first floor accommodates three well-sized bedrooms. The extensive south-facing rear garden, primarily laid to lawn, includes a paved patio, perfect for outdoor enjoyment.

Viewings are by appointment only.



Hallway

With a UPVC double glazed frosted front entry door, staircase rising to the first floor landing, electric storage heater, coat hooks, internal glass door leads to:

Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, a focal point electric fireplace with a timber Adam style surround and tiled hearth, wall lighting, TV aerial point, useful stairs storage cupboard which has a UPVC double glazed frosted glass window and electrical consumer unit. Internal glass panel door from the lounge leads to:

Kitchen

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eye-level storage cupboard and drawers with roll top preparation work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, four ring gas hob, oven/grill, extractor fan, space for further freestanding and under counter white goods, in housing is the central heating combination gas boiler, smoke alarm, internal glass panel door leads to:

Side Hall

With UPVC double glazed entry door, internal door leads to:



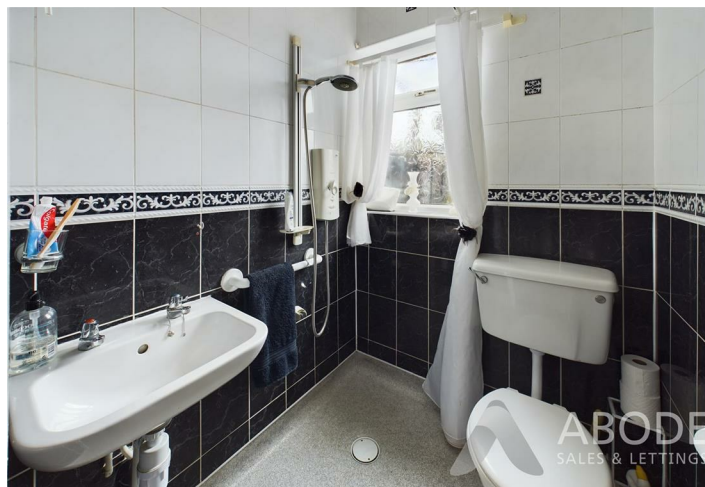
Shower Room

With a UPVC double glazed frosted glass window to the rear elevation, featuring a back room suite comprising of floating wash hand basin, low level WC, electric shower over with wet room flooring and tiling to wall coverings, extractor fan and wall heater.

Landing

With a UPVC double glazed frosted glass window to the side elevation, smoke alarm, access into loft space via loft hatch, internal doors lead to:







W.C.

With a low-level WC, pedestal wash hand basin with tiled splashback, timber panelling to lower wall half and extractor fan.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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



Outside

To the front elevation is a low maintenance fore garden which is mainly gravelled throughout, enclosing timber fence panels and wrought iron fencing to the front. The foregarden features a range of decorative plants and a pathway leading to side entrance and front door.

The extensive rear garden has an entertaining deck patio area and a low maintenance front half. The remainder is mainly laid to lawn with decorative plants and a further gravelled area to the rear perfect for the avid gardener. Enclosing the garden are timber fence panels with concrete posts and benefits from a south facing aspect.













Hallway
1.26 x 1.14 m
4'1" x 3'9"

Bathroom
1.51 x 1.43 m
4'11" x 4'8"

Lounge
4.22 x 3.61 m
13'9" x 11'10"

Kitchen
2.68 x 2.97 m
8'9" x 9'8"

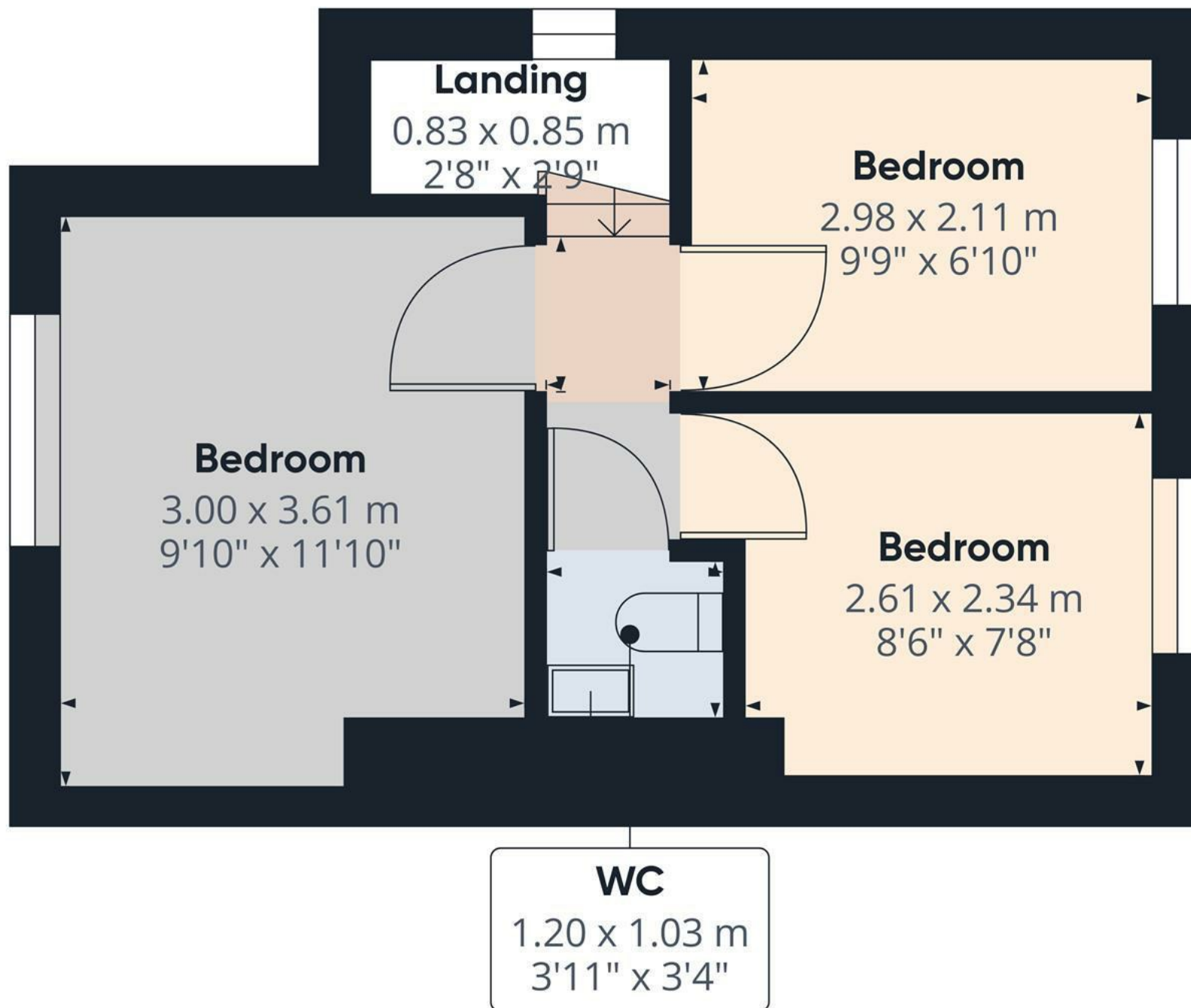
Approximate total area⁽¹⁾
29.96 m²
322.49 ft²

(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

Floor 0



Floor 1

Approximate total area⁽¹⁾

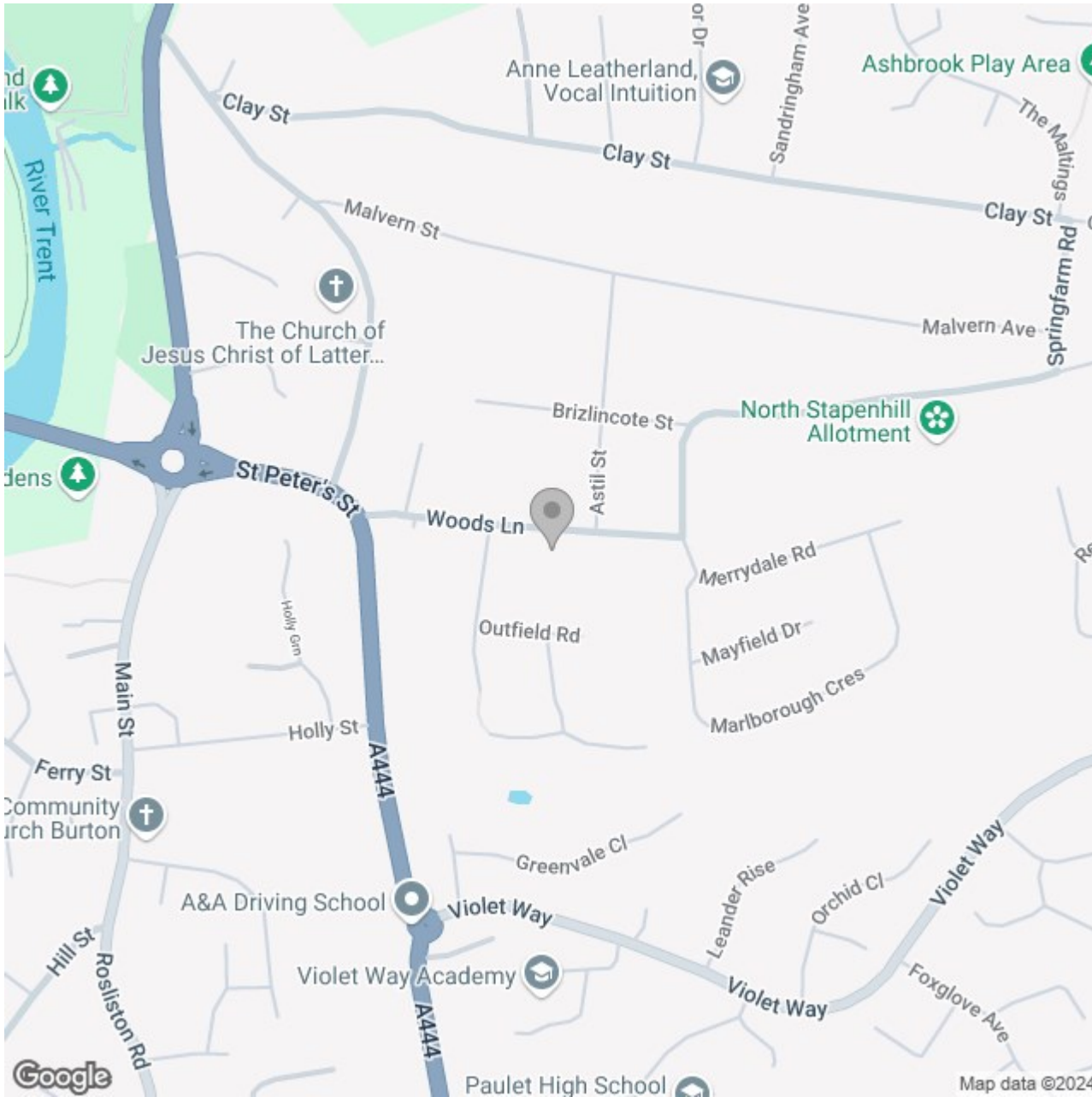
25.99 m²

279.75 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	