





A Spacious Three-Bedroom Home with No Upward Chain and Garage. This well-proportioned three-bedroom home offers excellent living space and is available with no upward chain. With UPVC double glazing, gas central heating, and both front and rear gardens, this property also benefits from a driveway and an attached garage, providing ample parking.



## Ground Floor:

The porch is UPVC double-glazed to the front with access to a storage cupboard and the main entrance hall. The entrance hall features laminate flooring and provides access to the inner hallway, cloakroom, and additional storage cupboards. The cloakroom is fitted with a two-piece suite comprising a hand wash basin and low-level WC.

The inner hallway includes stairs leading to the first-floor landing, with doors to the kitchen and dining room. The kitchen has been recently refitted with a range of base and wall-mounted cupboards, a stainless steel sink with a mixer tap, and space for a fridge, freezer, cooker, and plumbing for a washing machine. A UPVC double-glazed window overlooks the rear garden, and a UPVC double-glazed door provides direct access outside.

The dining room is bright and airy, featuring a UPVC double-glazed bay window to the front aspect and a radiator, with open plan access to the lounge. The lounge offers views of the rear garden through UPVC double-glazed windows, with a door providing easy access to the outdoor space.

## First Floor:

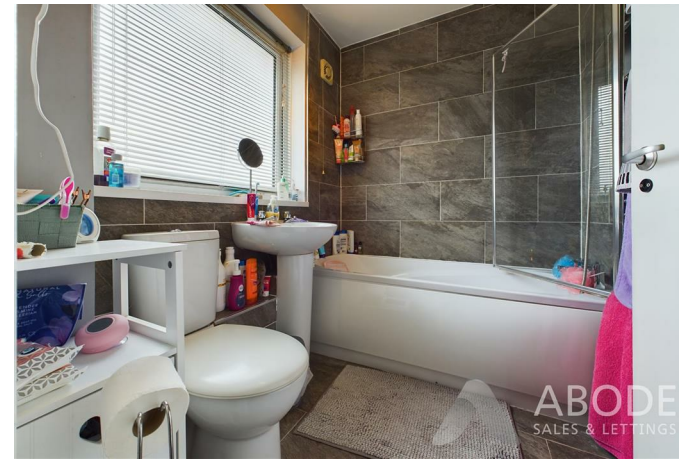
The landing provides access to three double bedrooms, the family bathroom, and a storage cupboard. All three bedrooms are generously sized, offering ample living space and natural light. The family bathroom is fitted with a three piece suite.



## Outside:

The front garden is well-maintained, with a driveway leading to the garage, offering off-road parking. The rear garden is private and enclosed, making it ideal for relaxation and outdoor entertaining.







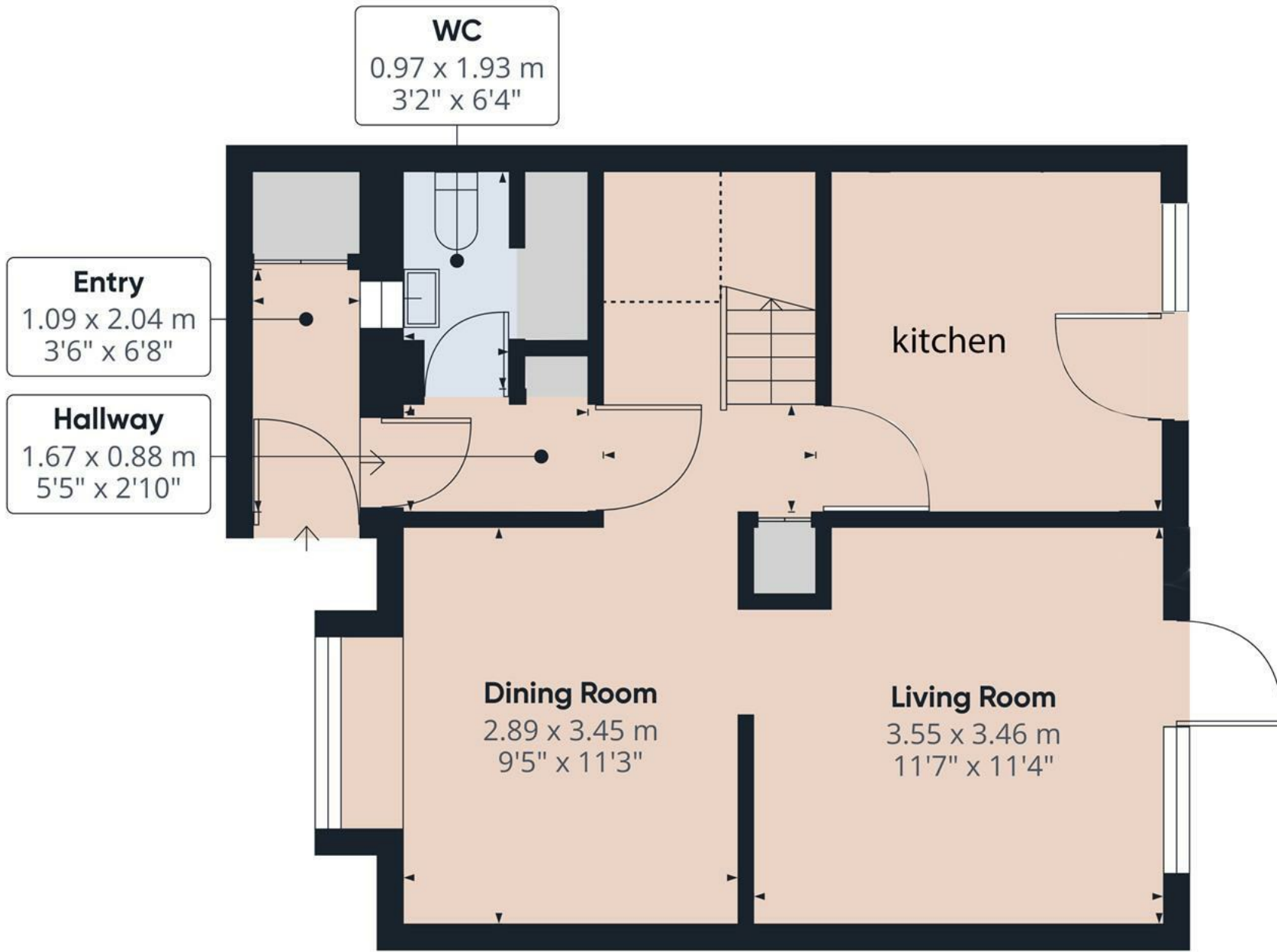












Floor 0

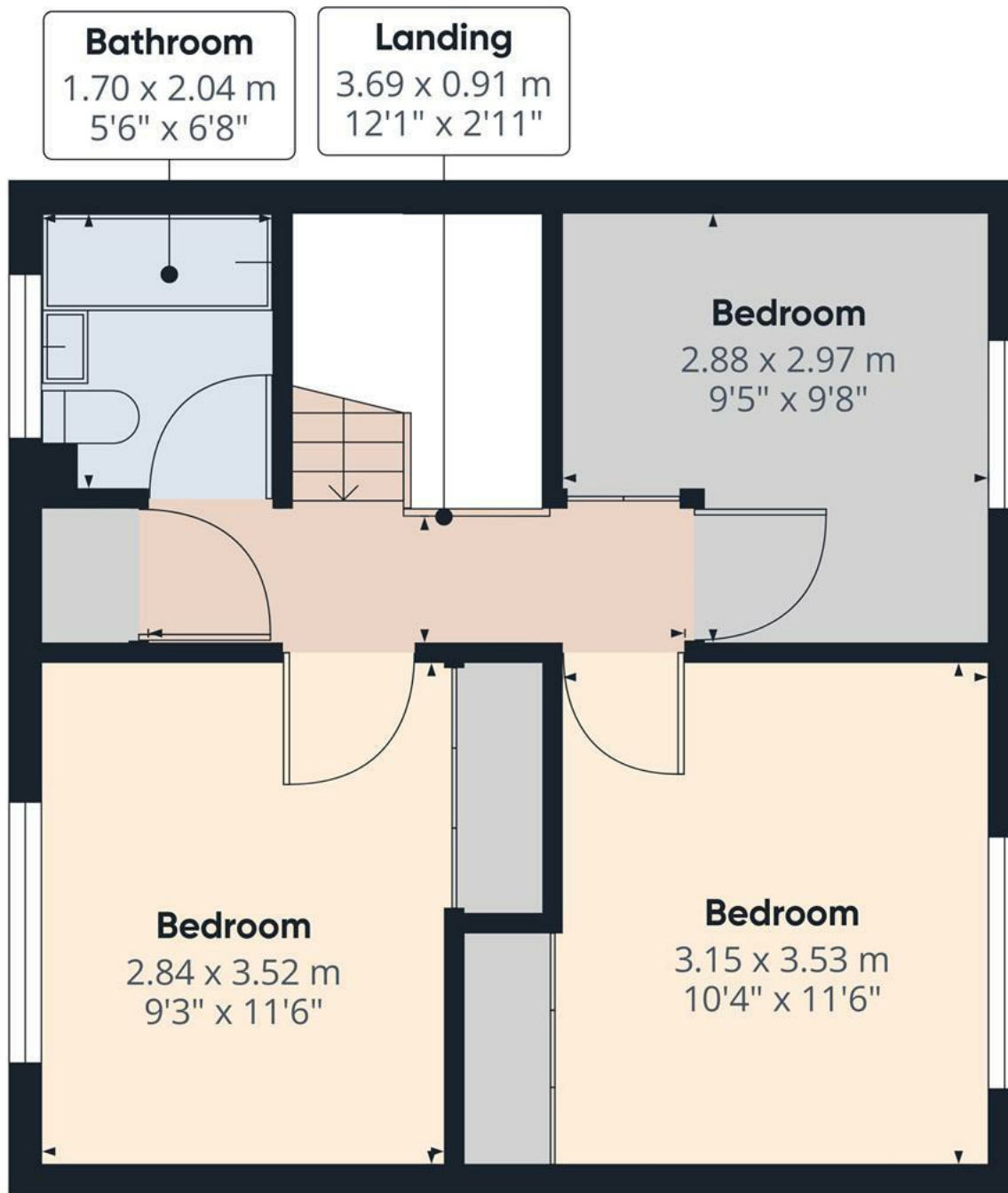
(1) Excluding balconies and terraces

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**



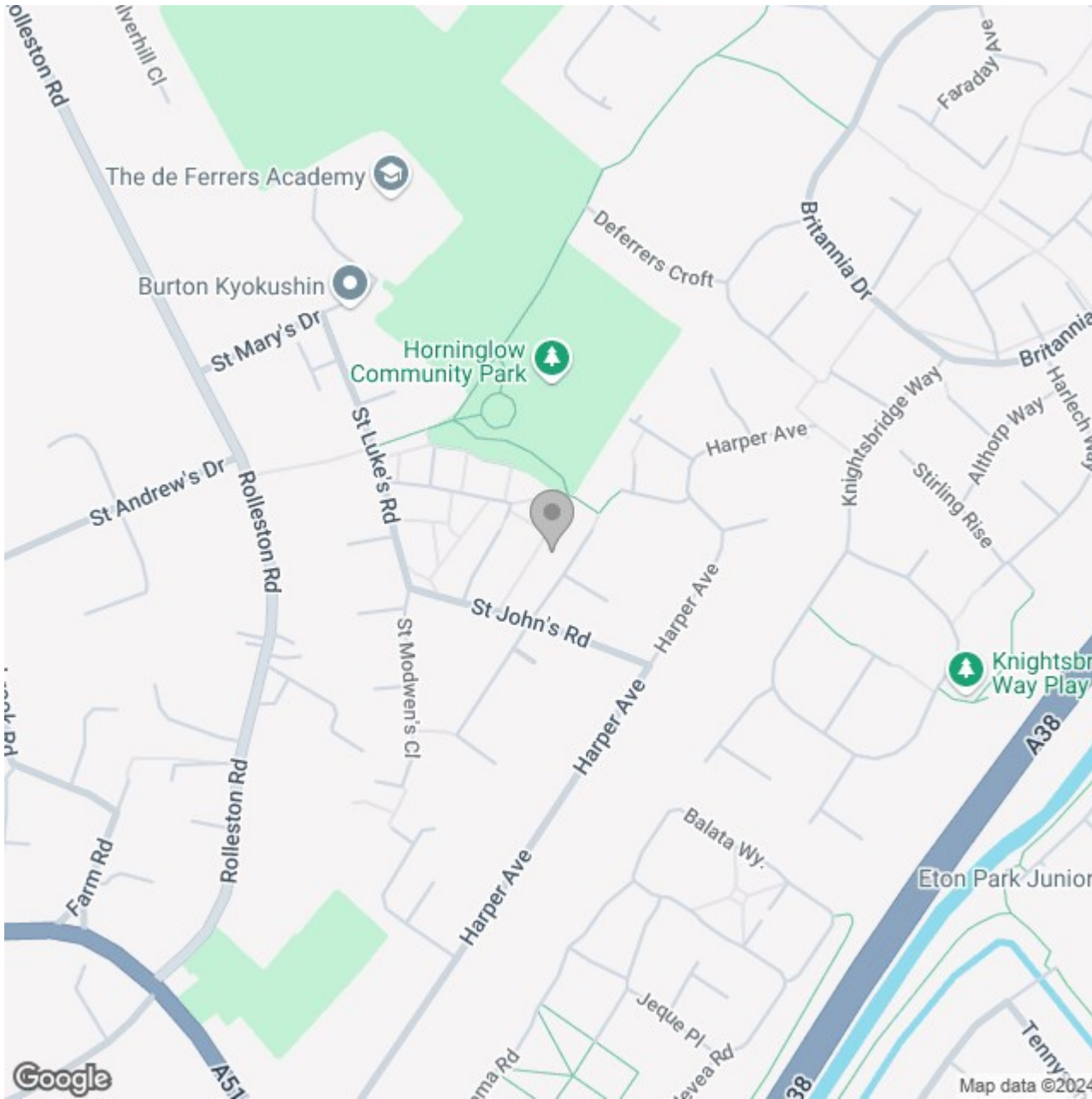
Floor 1

(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.

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>72</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	