





This charming two-bedroom semi-detached property boasts a well-maintained garden and benefits from full UPVC double glazing and gas central heating, powered by a boiler only two years old. Perfect for first-time buyers, the house features a welcoming porch hall, a cozy lounge/diner, and a kitchen to rear. Upstairs, you'll find two comfortable bedrooms and a three piece bathroom. The property has had new radiators and majority of internal fitted doors.

Outside, the property offers a paved driveway for parking, a front garden with a lawn and a pathway and gate leading to the rear. The enclosed rear garden is beautifully kept, with a paved patio, a lawned area, and a pathway leading to a secluded BBQ area. With an EPC Rating of C, this home makes an excellent first purchase



Porch

With a double glazed composite front entry door leading into, tiled flooring throughout, consumer unit and internal glass panelled door leading to:

Lounge/Diner

With a UPVC double glazed window to the front elevation, telephone point, central heating radiator and TV aerial point, internal door leads to:

Kitchen

With a UPVC double glazed window to the rear elevation, UPVC double glazed frosted door leading to the rear garden. The kitchen features a range of matching base and eye level storage cupboard and drawers with wood block effect drop edge preparation work surfaces and complementary tiling surrounding. Range of integrated appliances including a stainless steel sink and drainer with mixer tap, four ring gas hob with oven and grill, extractor hood, central heating combination gas boiler (2 years old), further space for freestanding and undercounter white goods, chrome heated towel radiator and spotlighting to ceiling.

Landing

With access to loft space via loft hatch, smoke alarm and internal doors leading to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, eye level shelving and hanging rail.

Bedroom Two

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

Bathroom



With a UPVC double glazed frosted glass window to the side elevation, featuring a three piece bathroom suite comprising of low level WC, pedestal wash hand basin with mixer tap, P-shaped bath unit with glass screen, waterfall showerhead and complementary tiling to wall coverings, heated towel radiator, extractor fan and spotlighting to ceiling.

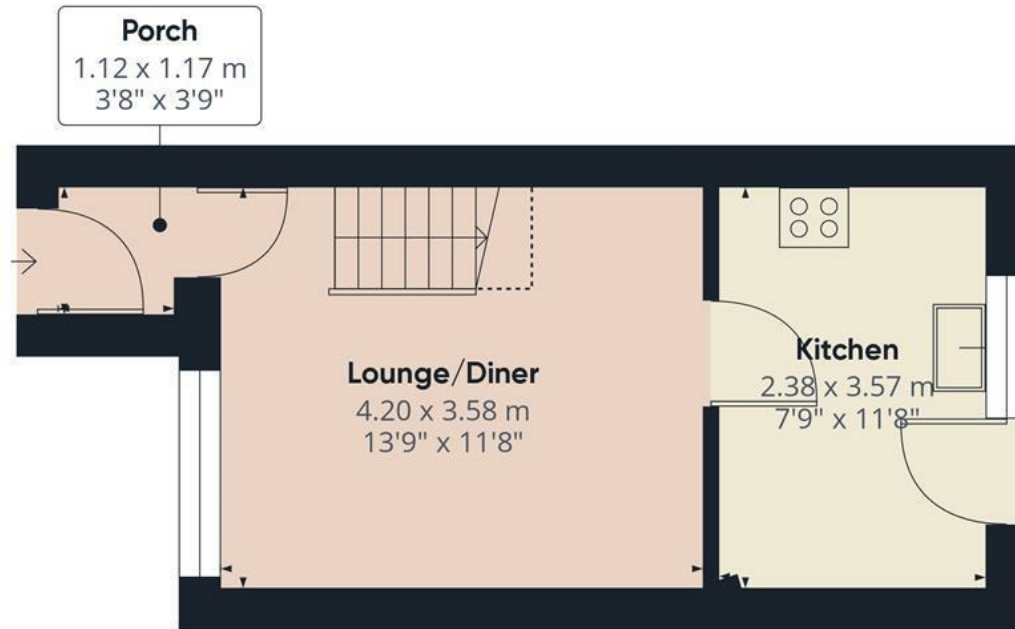




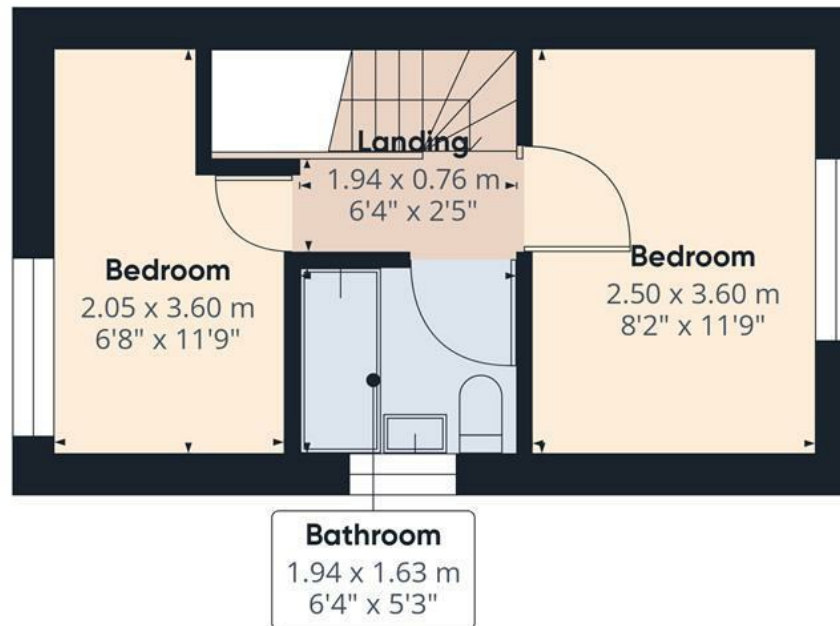








Floor 0



Floor 1

Approximate total area⁽¹⁾

45.6 m²
490.83 ft²

Reduced headroom

1.39 m²
14.96 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

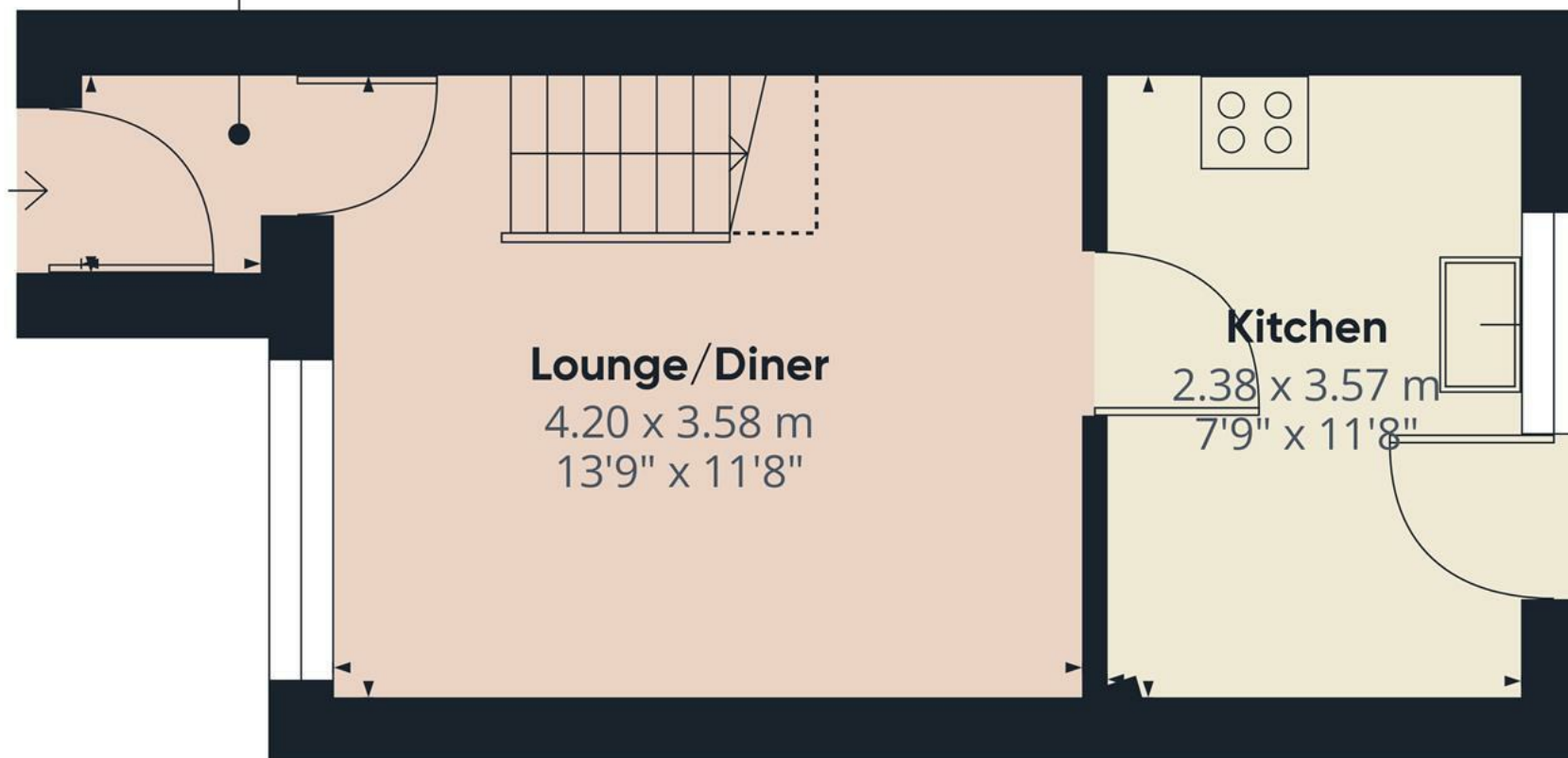
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Porch
1.12 x 1.17 m
3'8" x 3'9"



Lounge/Diner
4.20 x 3.58 m
13'9" x 11'8"

Kitchen
2.38 x 3.57 m
7'9" x 11'8"

Approximate total area⁽¹⁾

25.59 m²
275.45 ft²

Reduced headroom

1.39 m²
14.96 ft²

(1) Excluding balconies and terraces

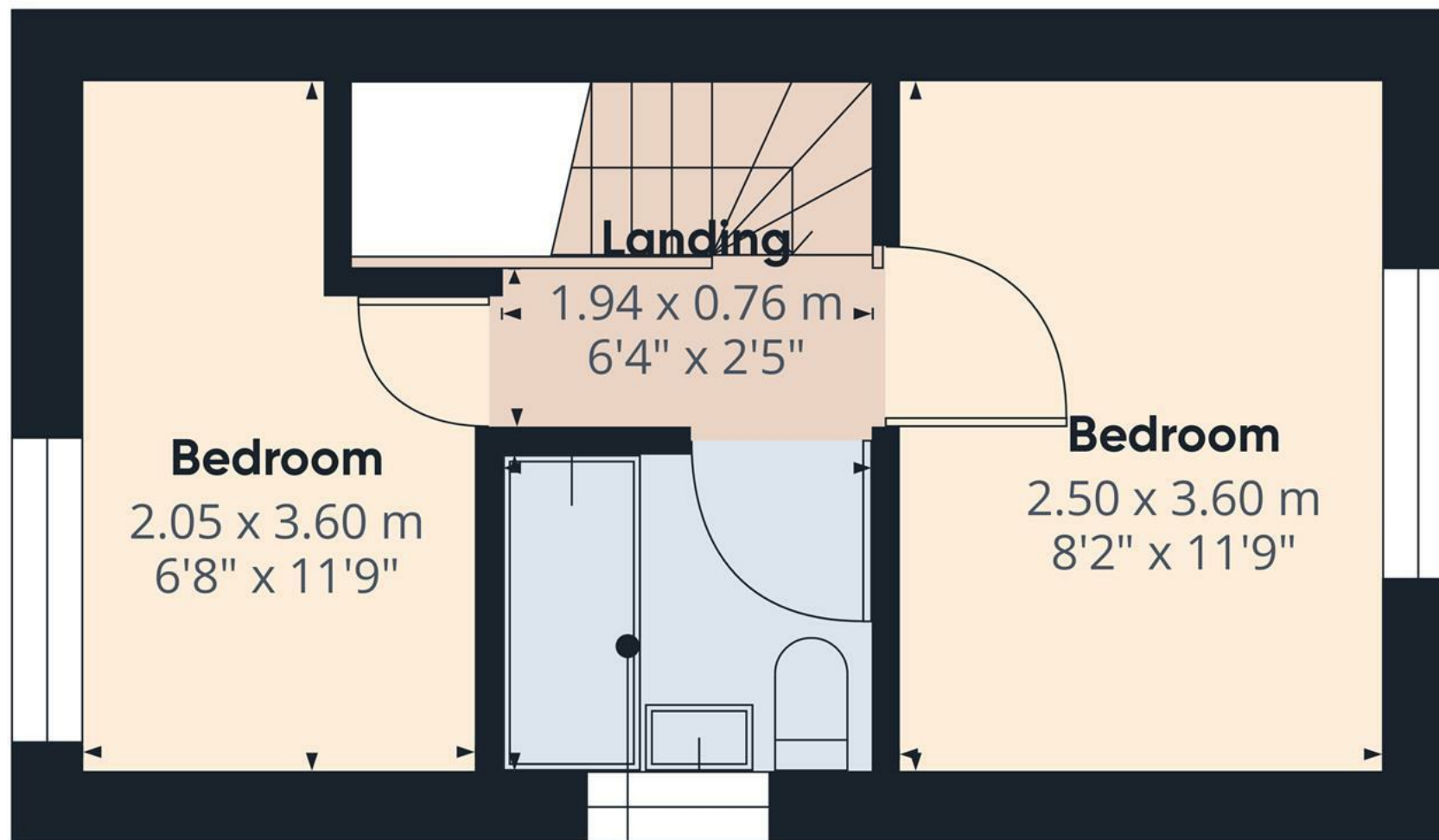
Reduced headroom
..... Below 1.5 m/5 ft

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Floor 0



Approximate total area⁽¹⁾

20.01 m²

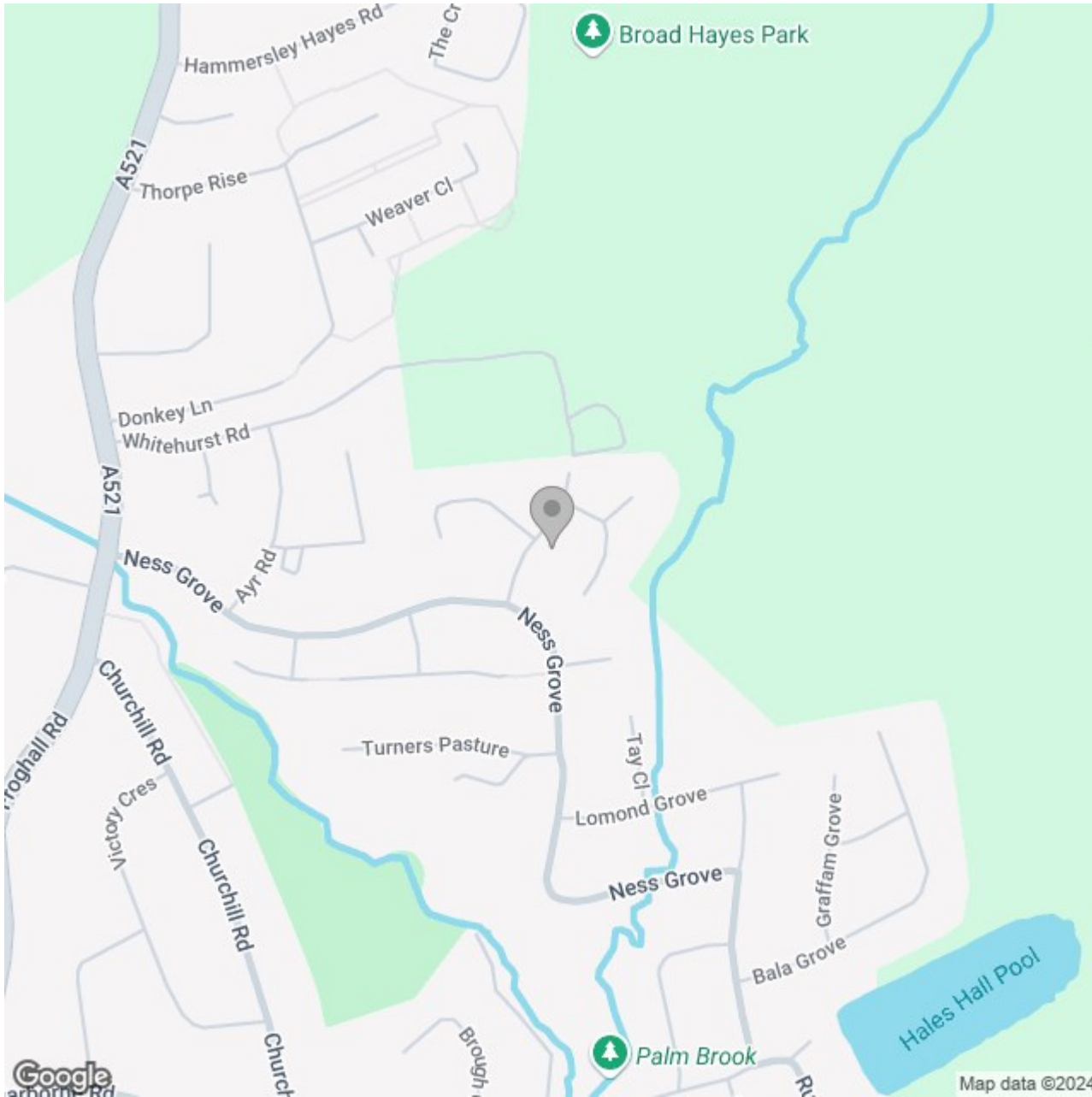
215.39 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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	