





A three-bedroom traditional terraced property situated in a popular area. The home offers two reception rooms, a modern fitted kitchen, and a three-piece bathroom. The three well-proportioned bedrooms provide ample space, while the property also benefits from double glazed windows and gas central heating. Outside, there is a large garden, ideal for outdoor enjoyment. Ideal for families or first-time buyers looking for a spacious home in a convenient location.



Ground Floor

The ground floor opens through a UPVC front door into a welcoming dining room, featuring a wall-mounted fire, central heating radiator, and a double-glazed window that fills the space with natural light from the front. From here, a door leads into an inner hallway with stairs ascending to the first floor, and access to the comfortable living room at the rear of the property. This room offers a central heating radiator, a double-glazed window with views of the garden, and a handy built-in storage cupboard. The living room flows seamlessly into the modern kitchen, which is fitted with stylish wall and base units, under-counter drawers, and a roll-edge preparation work surface. It includes an electric oven, gas hob, and sink with mixer tap and drainer, as well as space for a washing machine. Recessed spot lighting and a double-glazed window to the side enhance the space. A door leads into the utility area, providing room for a fridge and extra storage. Beyond the utility, the family bathroom features a bath with mixer tap and handheld shower, a low-level WC, a wash hand basin with mixer tap, and a double-glazed window to the rear, completing the ground floor accommodation.







First Floor

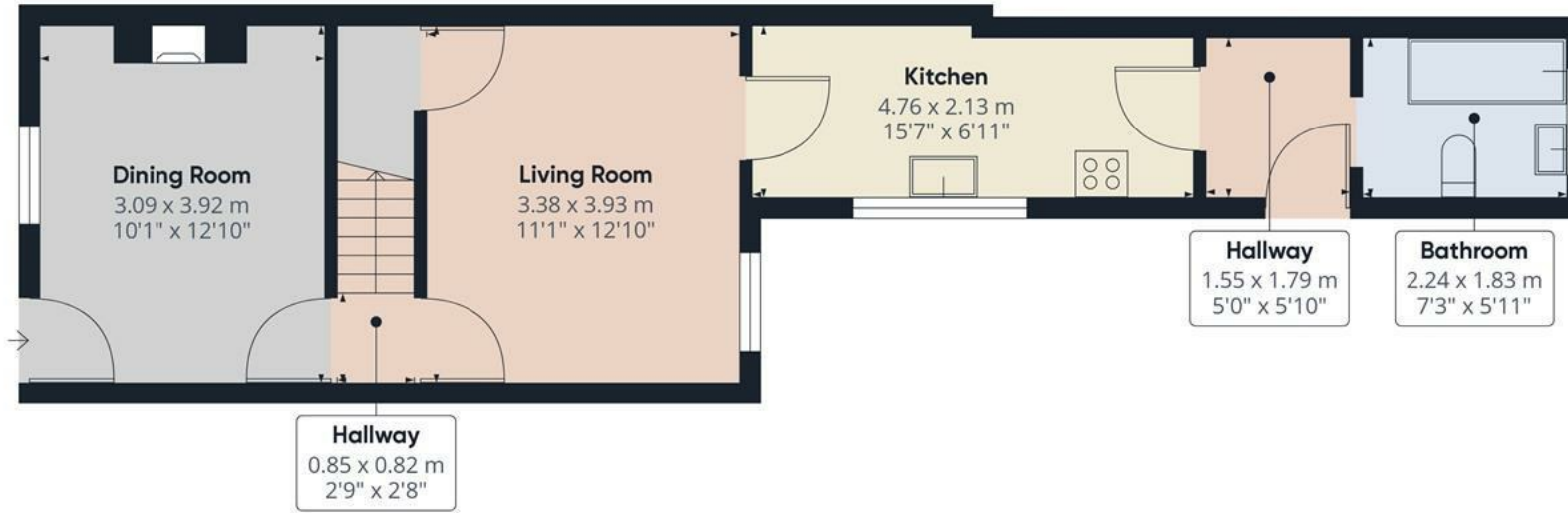
The stairs rise from the inner hallway to the first-floor landing, which is equipped with a central heating radiator and provides access to the three bedrooms. The master bedroom, situated at the front of the property, features a built-in cupboard for storage, a central heating radiator, and a double-glazed window that overlooks the front elevation. The second bedroom, located at the rear, enjoys a double-glazed window with garden views and is also fitted with a central heating radiator. The third bedroom, with its double-glazed window to the side elevation and offers a central heating radiator.



Outside

The outside of the property features a long, mainly laid-to-lawn garden at the rear, offering plenty of outdoor space. A pathway leads to the bottom of the garden, where you'll find a storage area and a patio, perfect for seating and entertaining. The garden is enclosed by timber fencing, providing privacy and security, while an alleyway allows convenient access from the front of the property, making garden maintenance easy. This outdoor space is ideal for families or those who enjoy spending time outside.





Floor 0



Floor 1

Approximate total area⁽¹⁾

77.4 m²

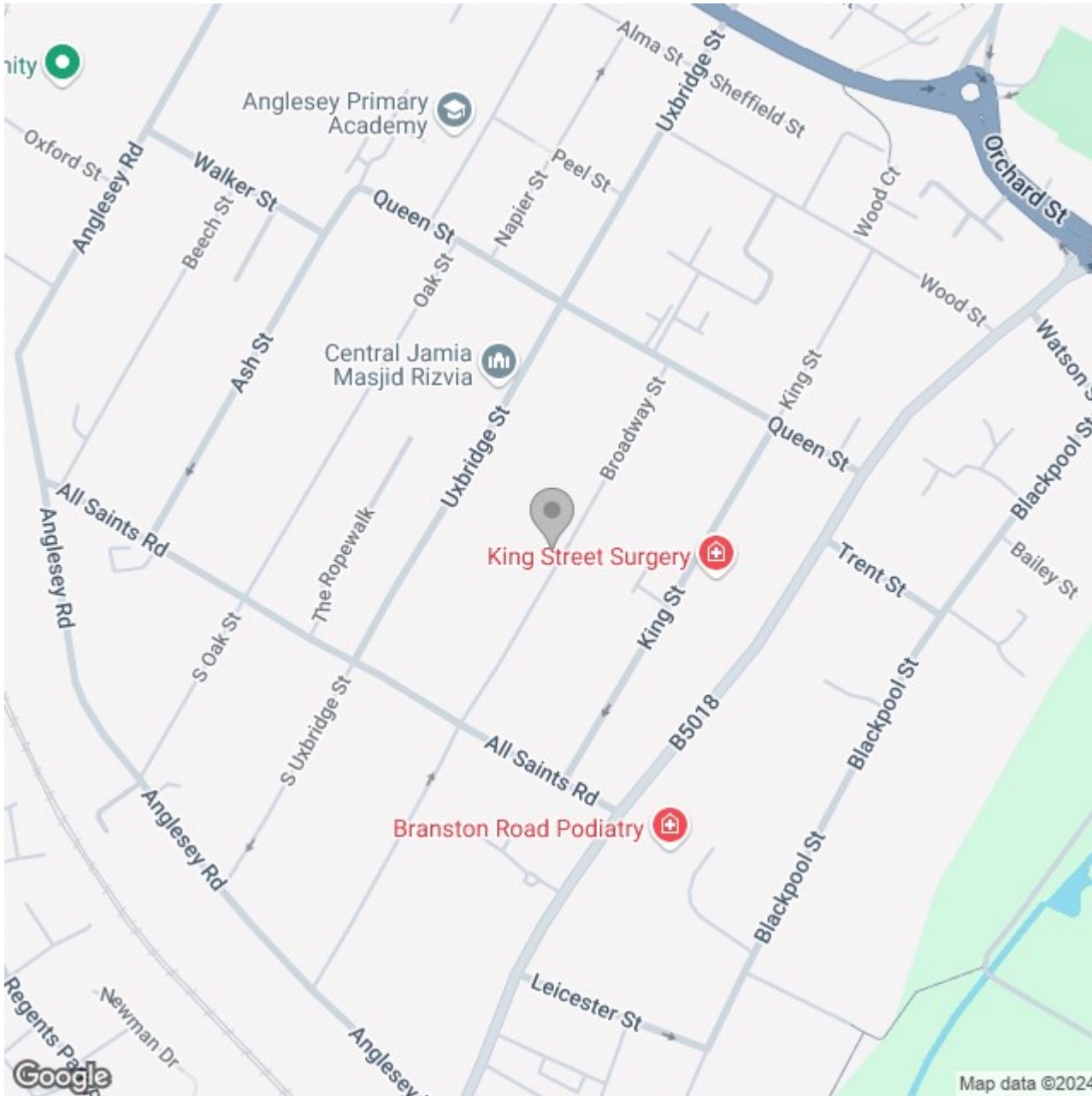
833.13 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

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