





This end-terrace property features three double bedrooms, two garages, and electric heating with uPVC double glazing, and is held on a long lease with a nominal peppercorn rent. The layout includes two reception rooms, a kitchen, and a downstairs shower room on the ground floor, with three double bedrooms upstairs. Outside, a driveway leads to the garages, and there is a rear garden with a store, an outside WC, and a courtyard.



Accommodation

Ground Floor

The entrance hall leads to a sitting room with double glazed windows to the front and side, laminate flooring, and access to a cellar, while a separate lounge features a coal-effect electric fire with a timber and tiled surround, picture rail, and an open-plan layout flowing into the dining area. The dining room continues through to the kitchen, which is fitted with a selection of base and eye-level units, a stainless steel sink with tiled splash backs, plumbing for a washing machine and dishwasher, space for additional appliances, an electric double oven with a four-ring hob, and a door providing access to the rear. A downstairs shower room is positioned off the kitchen and includes a tiled shower cubicle with an electric shower, a pedestal wash hand basin, a low-level WC, and a heated towel rail.

First Floor

The landing gives access to two well-proportioned bedrooms, both featuring ornamental fireplaces, electric heating, and double glazed windows, with the second bedroom incorporating built-in storage and a doorway leading through to the third bedroom, which also benefits from a fireplace and a rear-facing window.

Outside

A driveway to the side provides parking and access to two garages, while the rear garden is mainly laid to lawn and includes a brick-built garden store and an outside WC. There is also a courtyard area, offering additional outdoor space.

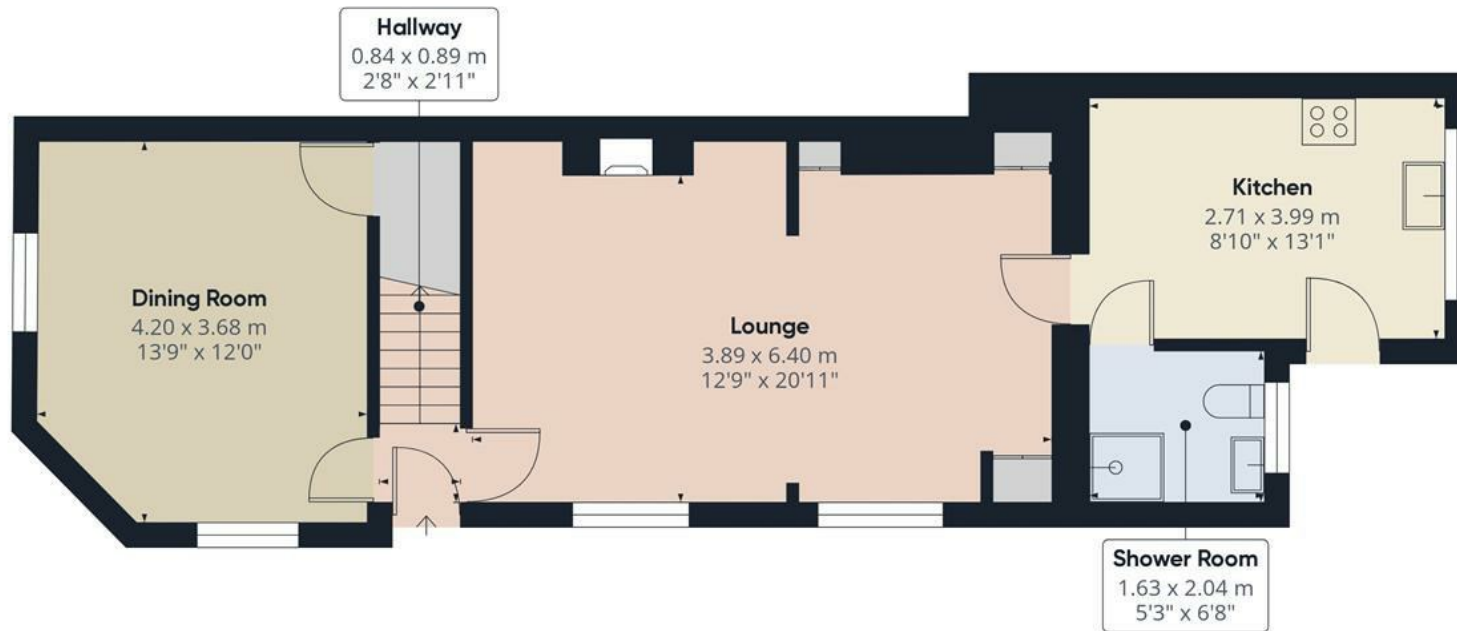












Floor 0

Approximate total area⁽¹⁾
100.96 m²
1086.72 ft²



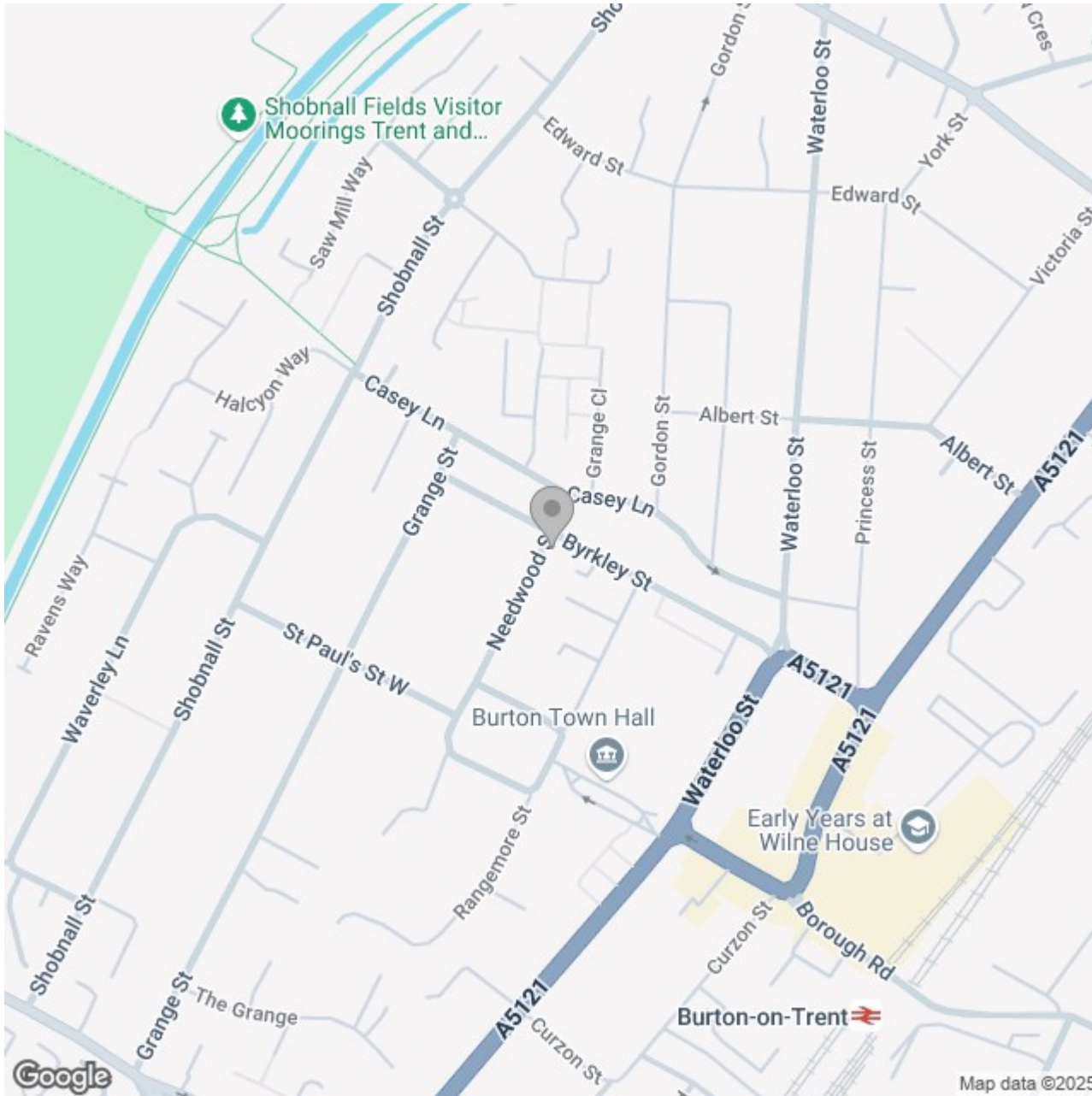
Floor 1

(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 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 	