





**** TWO BEDROOM SEMI-DETACHED HOME ****
NO CHAIN ** VACANT POSSESSION **

A spacious and well-presented two-bedroom semi-detached property, offered with no upward chain and vacant possession. Benefiting from uPVC double glazing and gas central heating, the accommodation includes an entrance hallway, lounge, kitchen/diner, first-floor landing, two bedrooms, and a family bathroom.

Externally, the frontage is predominantly laid to lawn fore garden, with pathway leading to the side access. The extensive rear garden is laid to lawn and offers a huge amount of potential to a discerning buyer.

Ideally positioned close to a range of local amenities including shops, schools, and a leisure centre, with excellent transport links via the nearby A50 offering easy access to major routes.

Viewing by appointment only.



Porch

Glazed window to the front. Front entry door and internal door leading to:

Hallway

Staircase to the first-floor landing. Central heating radiator. UPVC double glazed window to the front. Understairs storage cupboard and thermostat. Internal doors leading to:

Kitchen

With a UPVC double glazed windows to the front and rear. Fitted with base and eye-level storage cupboards, drawers, display units, and roll-top work surfaces with tiled surrounds. Includes two sink units with mixer tap, four-ring gas hob, built-in extractor, oven, and grill. Understairs pantry with UPVC double glazed frosted window to the front and shelving. Internal door leading to:

Side Porch

With three UPVC double glazed windows to the rear and side elevations. Timber door leads to the rear garden. Internal door leads to a store room with UPVC double glazed frosted window to the front, housing the gas meter and central heating boiler.

Lounge

UPVC double glazed window to the rear. Gas fireplace and TV aerial point.

Landing

With a UPVC double glazed window to the front elevation. Loft access via hatch. Airing cupboard housing hot water immersion tank with eye-level shelving. Doors leading to:



Bedroom One

With a UPVC double glazed windows to the front and rear elevations and a central heating radiator.

Bedroom Two

With two UPVC double glazed windows to the rear elevation.

Bathroom

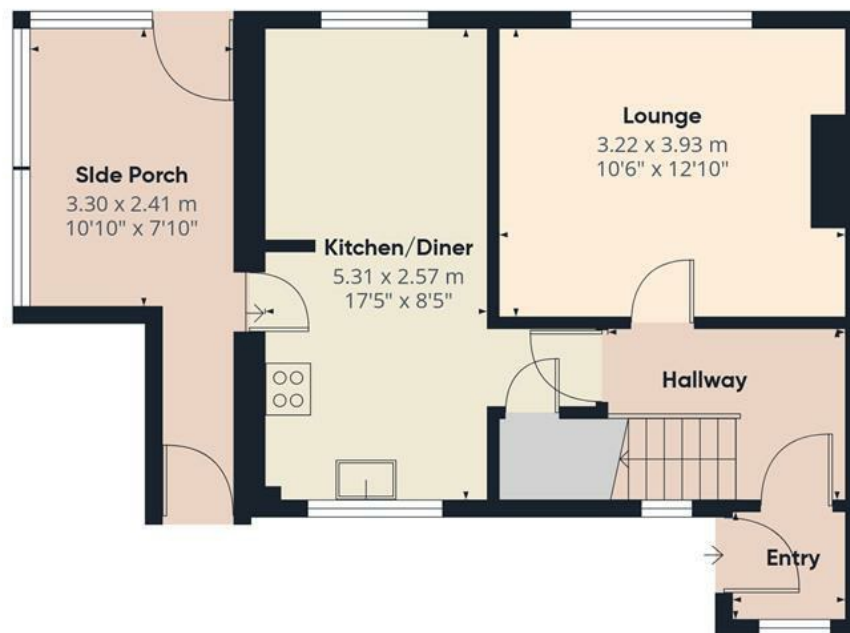
With a UPVC double glazed frosted window to the side elevation. Three-piece suite including low-level WC, wash basin and bath with tiled surround and a heated towel radiator.











Floor 0

Approximate total area⁽¹⁾

77.2 m²

831 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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