





This traditional Victorian two-bedroom mid-terrace home on James Street is offered with no chain and vacant possession, making it an ideal first-time buy or investment opportunity. The property benefits from uPVC double glazing, and well-maintained rear gardens.

The ground floor includes a welcoming porch leading into a bright and spacious lounge with an electric fireplace and access to the kitchen. The kitchen is fitted with modern base and wall units, granite-effect work surfaces, and space for appliances, along with a useful understairs storage area. Beyond the kitchen is a practical utility room providing additional storage and worktop space, leading to both a shower room and a rear porch. The shower room features a modern suite with a walk-in double shower, while the rear porch offers extra appliance space and access to the garden.

Upstairs, the landing connects to two well-proportioned bedrooms, one at the front and one at the rear, the latter with built-in storage. Outside, the property enjoys a courtyard and a pleasant rear garden area. Situated within walking distance of the town centre, this well-presented home combines traditional character with modern conveniences.

Viewing by appointment only.



ABODE
SALES & LETTINGS

Porch

Welcoming entrance porch featuring a UPVC double-glazed frosted window to the front elevation and a UPVC double-glazed frosted front door. An internal timber-glazed door leads through to the lounge.

Lounge

A bright and spacious reception room with a UPVC double-glazed window to the front elevation. The focal point of the room is the electric fireplace with a tiled surround. Additional features include the electrical consumer unit, TV aerial point, smoke alarm, and an internal staircase rising to the first-floor landing. A further internal door provides access to the kitchen.

Kitchen

Fitted with a range of matching base and eye-level units and drawers complemented by roll-top granite-effect work surfaces. Integrated appliances include a stainless steel sink with drainer and mixer tap and a freestanding gas cooker and plumbing space for additional under-counter white goods. The kitchen also benefits from a UPVC double-glazed window to the rear elevation and a useful understairs storage cupboard with shelving, hooks, and lighting. An internal door leads to the utility room.

Utility Room

Offering additional base-level storage units, work surfaces, and wall hooks. Internal doors lead to both the shower room and rear porch.



Shower Room

Featuring a UPVC double-glazed frosted window to the side elevation and a modern three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a walk-in double shower cubicle with electric shower and PVC wall panelling. The room also includes a chrome heated towel radiator, extractor fan, and an airing cupboard housing the hot water tank with shelving.







Rear Porch

With tiled flooring throughout, this practical space includes plumbing and space for additional under-counter appliances, a worktop, and two UPVC double-glazed windows overlooking the rear garden. A UPVC double-glazed door provides access to the rear garden.

Landing

The landing features an electric storage heater, a smoke alarm, and access to the loft via a loft hatch. Internal doors lead to:

Bedroom One


A bright room with a UPVC double glazed window overlooking the front elevation.

Bedroom Two

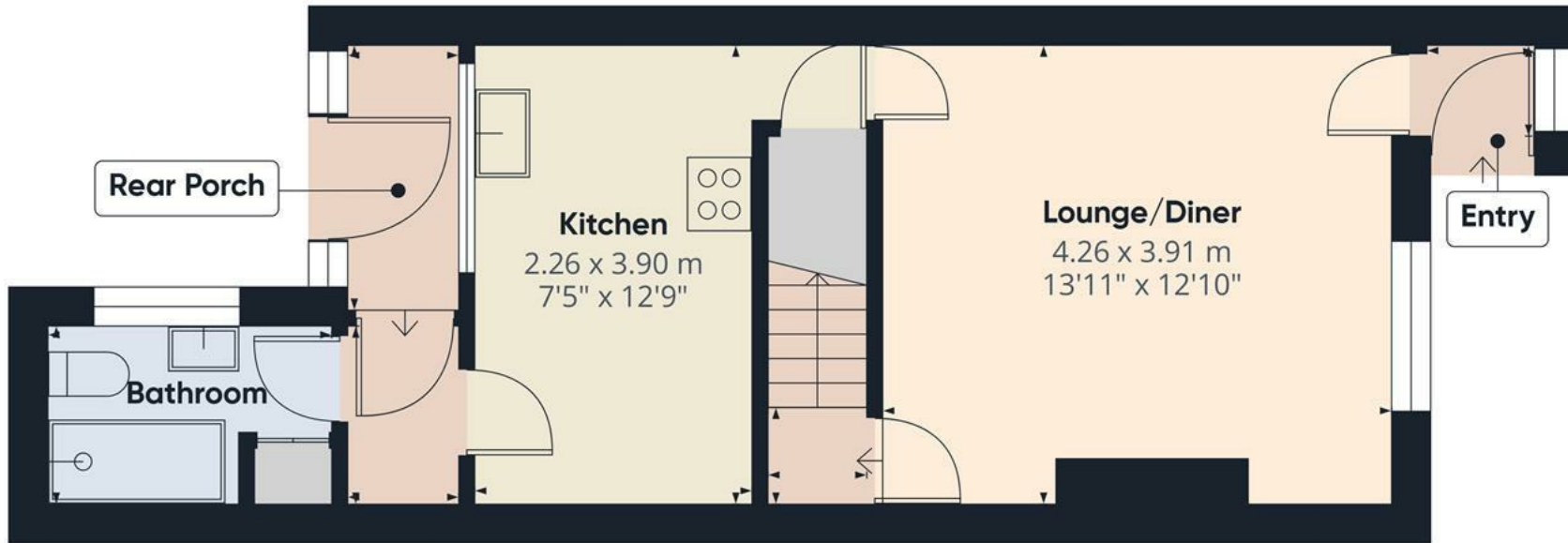
A well-proportioned room with a UPVC double glazed window to the rear elevation and a built-in storage cupboard with shelving.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



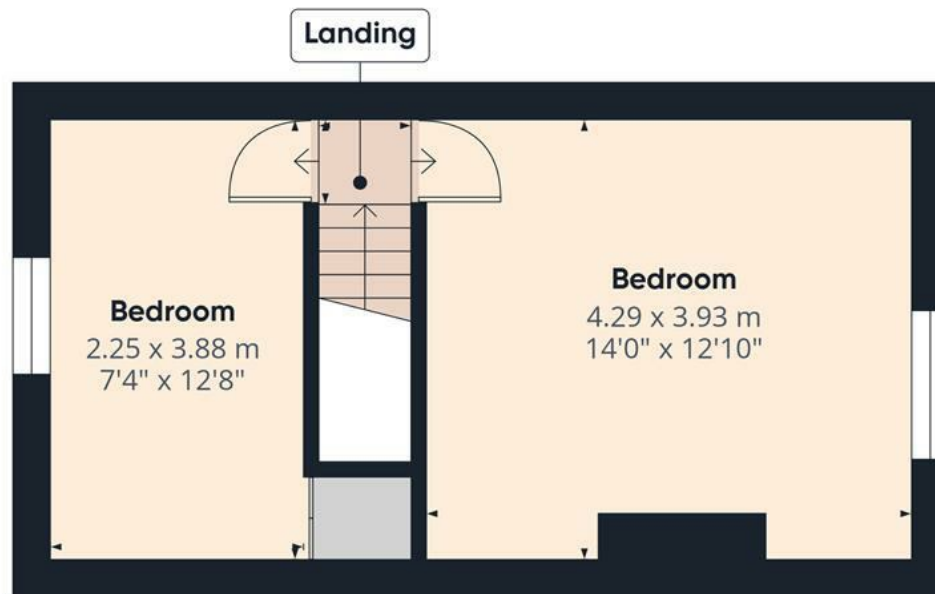


Floor 0

Approximate total area⁽¹⁾

63.5 m²

685 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.

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