



- A two bedroom end of terrace home enjoying a quiet setting
- A feature open plan lounge, dining area and kitchen with a sunny aspect
- Two bedrooms both with fitted wardrobes and shower room
- Gas central heating and double glazing throughout
- Fully enclosed West facing rear garden with patio and lawn
- Unrestricted on road parking just 20 yards from the house



“An individual end of terrace property with a wow factor open plan ground and pleasant riverside setting”.

This contemporary end of terrace home is situated in a delightful riverside setting within a level walk of the town centre.

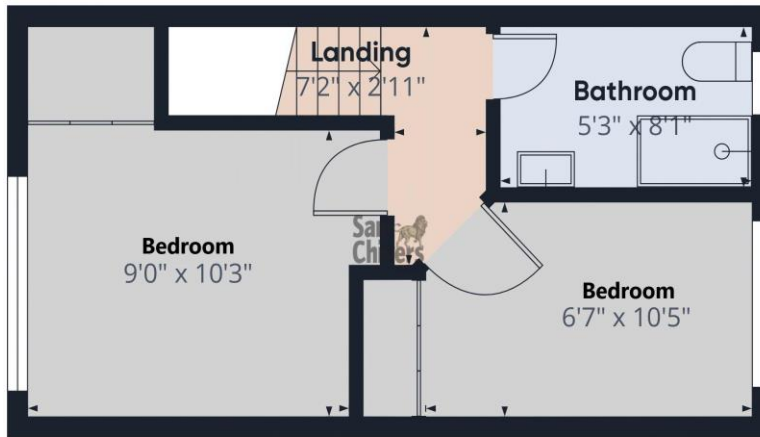
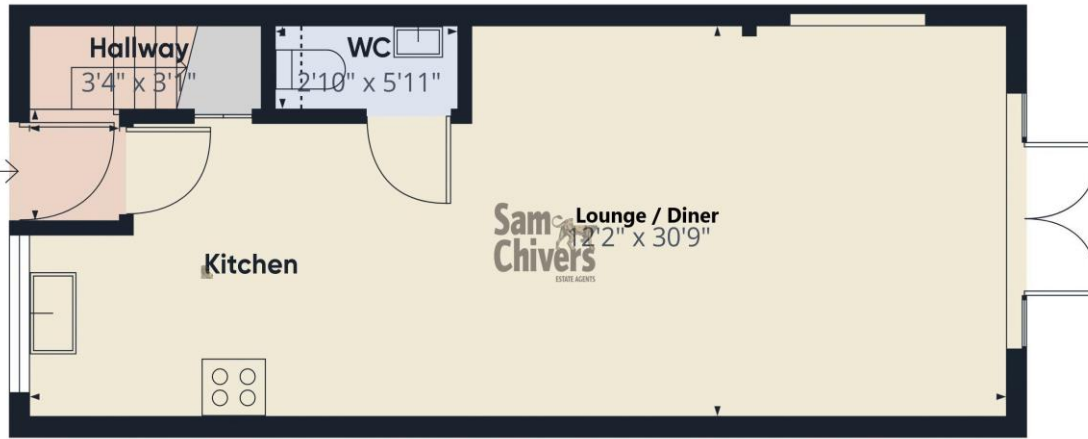
The living accommodation is arranged over two floors and comprises an entrance hall and a very light and airy open plan living/dining room/kitchen on the ground floor whilst on the first floor there are two bedrooms, both with built in fitted wardrobes and a family bathroom.

Features include a gas central heating system and double glazing with French doors leading directly to the fully enclosed rear garden.

**Tenure:** Freehold. **Council Tax Band:** C







Approximate total area<sup>1)</sup>

628.5 ft<sup>2</sup>

Reduced headroom

2.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 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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