



- A traditional end of terrace cottage close to the High Street
- Sunny lounge to front with window overlooking front garden
- A good size kitchen dining room opening onto a patio garden
- Three bedrooms and family bathroom, gas central heating with boiler fitted 2023
- Double glazing and fully enclosed patio garden to rear
- No onward chain, please note there is no parking for a car at this property



"An end of terrace cottage situated in a convenient location being just a one-minute walk to the busy high street, where a wide selection of shops, services and also regular public transport can be found".

The property is presented in good decorative order with accommodation comprising lounge to front with a sunny aspect. A well proportion kitchen dining room with a range of units, breakfast bar and cupboard housing the gas central heating boiler which was installed in July 2023. From the kitchen there is a door opening onto the rear patio. On the first floor are three bedrooms and bathroom with shower over bath. Double glazing throughout.

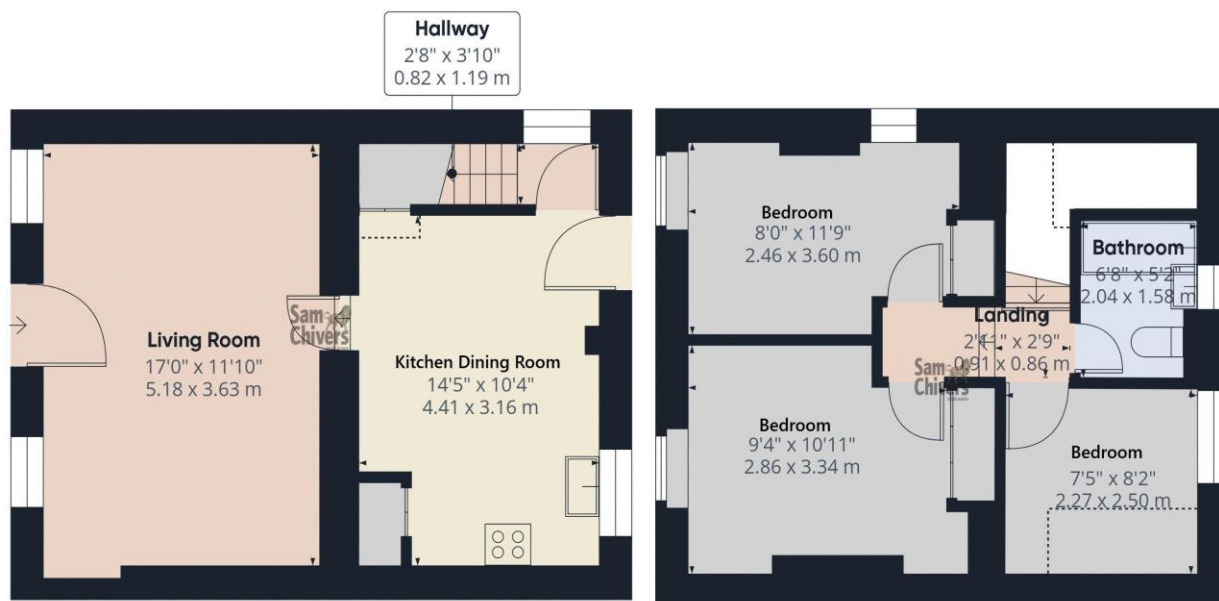
Outside to front is a small walled garden. To the side is pathway shared with the adjoining terrace which continues across the rear patio garden which measures approx. 6m x 3.3.5m which is enclosed and secure.

**AGENTS NOTE.** The property does not have parking. The electrical wiring was upgraded during 2011. The property is offered for sale with on onward chain.

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







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

706 ft<sup>2</sup>  
65.6 m<sup>2</sup>

Reduced headroom

18 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
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39-54	E	40 E	
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.