



- A deceptively spacious three storey town house with views
- Lower ground floor has a feature open plan lounge, dining room and kitchen with doors to garden
- The ground floor hosts three good sized bedrooms and family bathroom
- The first floor boasts a large main bedroom with extensive wardrobes and ensuite
- Outside to rear is a secure and fully enclosed south facing garden
- There are two privately allocated parking spaces



"A deceptively spacious three storey property with a low maintenance sunny garden, nice views and allocated parking".

The accommodation comprises a roomy entrance hallway with staircase to lower ground floor and first floor.

On the lower ground floor there is a spacious open plan lounge, dining room and kitchen with patio doors onto garden.

The ground floor hosts three bedrooms and the family bathroom with shower over bath.

On the first floor is the large master bedroom with extensive fitted wardrobes and an ensuite shower room. The property benefits from gas central heating and double glazing.

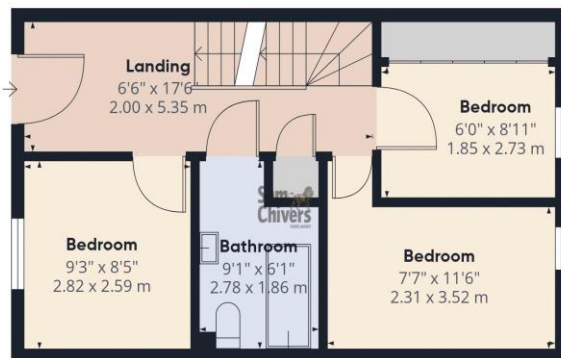
Outside and adjacent to the front is private allocated parking and a discreet bin store. To the rear is a fully enclosed garden with a decked patio and artificial lawn, appreciating a sunny southerly aspect and completely secure.

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

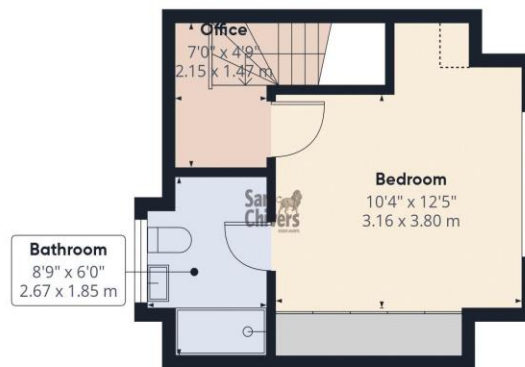




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1054 ft²
98.1 m²

Balconies and terraces

84 ft²
7.8 m²

Reduced headroom

17 ft²
1.6 m²

(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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