

Taylor Phelps are pleased to offer this exceptional Victorian terrace which has been subject to a high spec refurbishment throughout. This property benefits from air conditioning, two bedrooms, a superb open plan kitchen with bi folding doors leading to the landscaped sunny rear garden, a spacious living / dining space and a modern refitted bathroom to the first floor. Externally there is parking available to residents via a permit parking scheme.































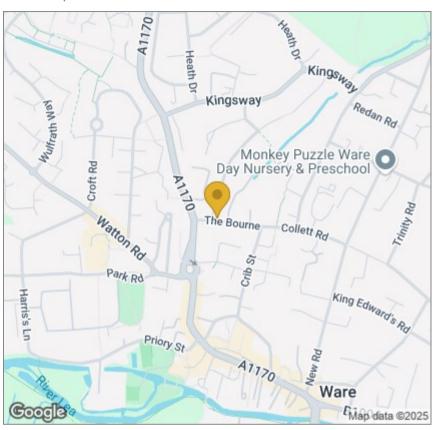




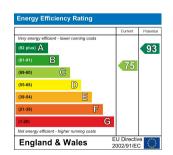
Floor Plan

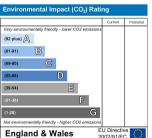
## GROUND FLOOR 1ST FLOOR BEDROOM 9'7" x 6'11" 2.92m x 2.11m DOWN LIVING ROOM / OPEN PLAN KITCHEN 25'4" x 11'4" BATHROOM 7.72m x 3.45m BEDROOM 11'5" x 8'3" 3.48m x 2.51m

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







