





About the property

What the owner loves:

It has been a joy to start our family on Orchard Road, we have made so many happy memories. Since we completed the extension, we have loved spending sunny days with the doors open cooking in the kitchen, playing in the garden, and having family and friends over for long relaxing summer BBQs.

We will miss the community, from the summer street parties to the mini Christmas tree lights switching on and Marco who runs the pub at the end of the road, who always looks after every single one of our toddlers' forgotten toys until he remembers where he left them!



Key features

- Victorian Cottage
- Beautiful Period Charm
- End of Terrace
- Immaculate Condition Throughout
- South-East Facing Private Garden
- Potential to Extend (STPP)
- Highly Desirable Residential Street
- Buyer Information Pack Available On Request

Material information

- Tenure - **Freehold**
- Council Tax - **Band D**
- Guide Price - **£725,000**

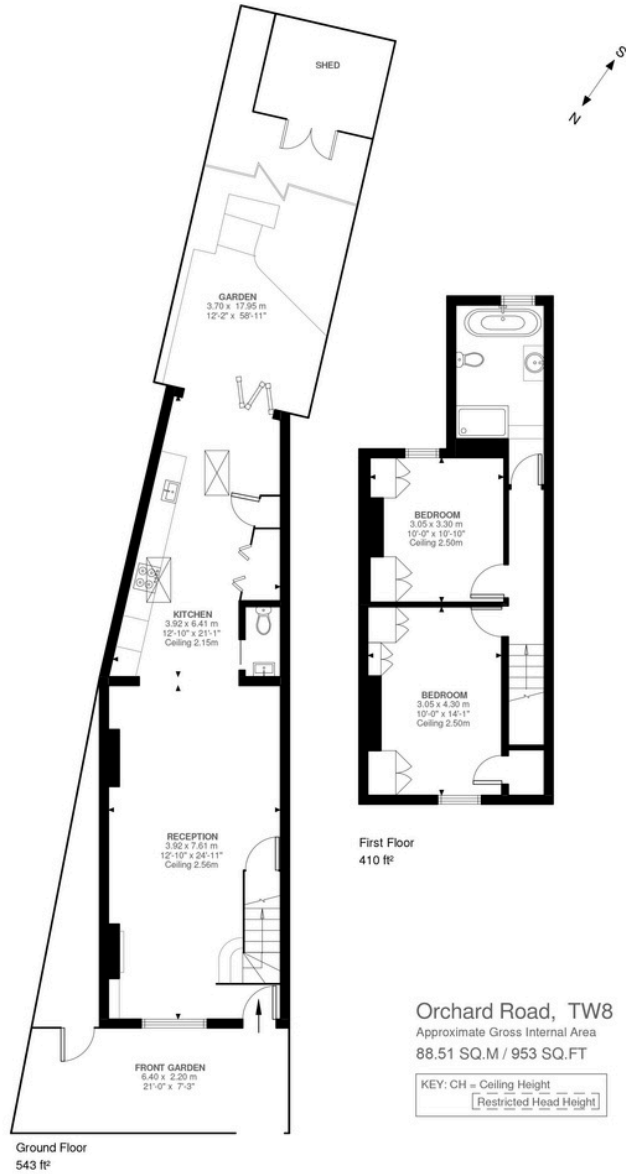


Illustration for identification purposes only. Not to scale.

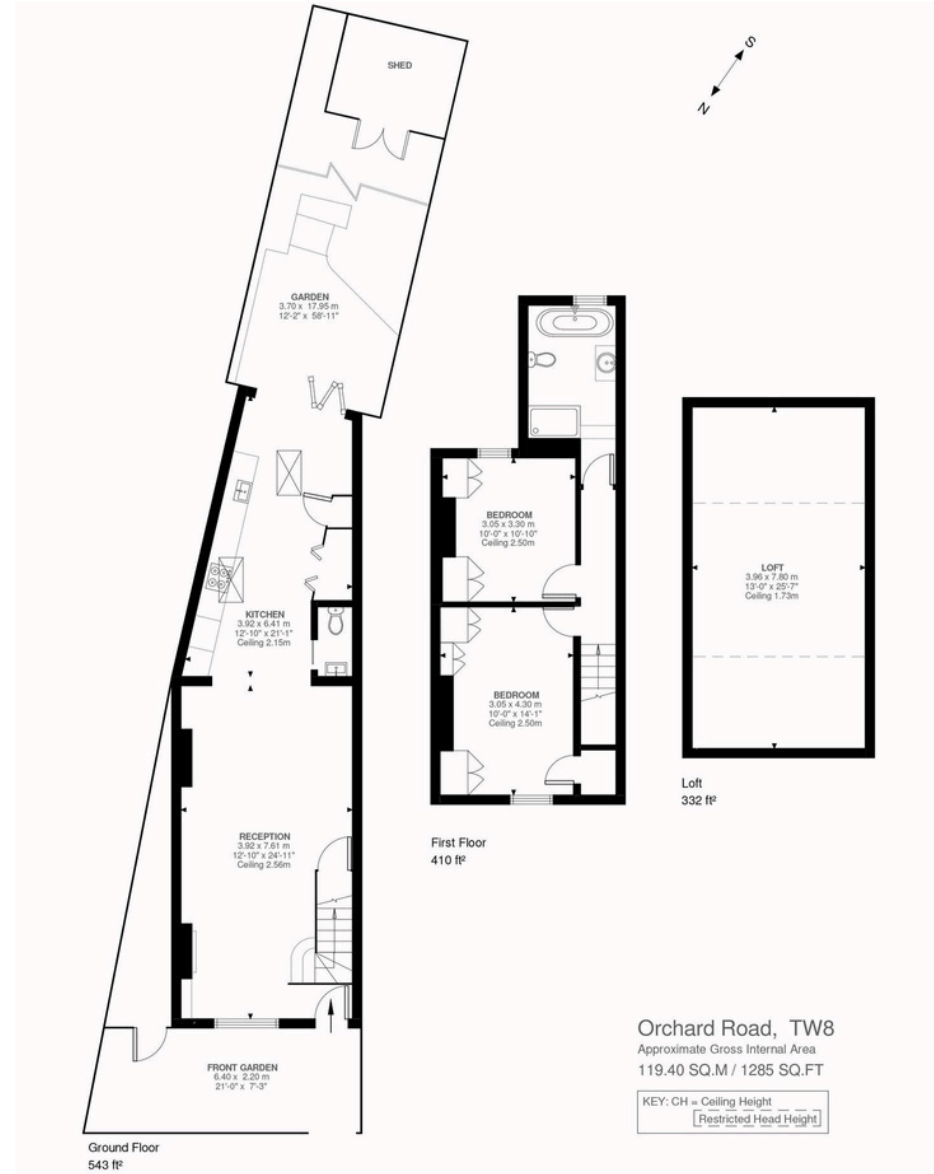


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		