





This appealing semi-detached period home presents an exciting opportunity for personalisation and future expansion, subject to the relevant planning consents. Enjoying a prime position within a well-established residential area, the property is ideally located just a short walk from both the town centre and mainline train station, offering excellent access to local amenities and convenient links for commuters.

Upon entering, the hallway provides access to a bathroom as well as an additional separate w.c., offering flexibility and convenience for everyday living. There are two well-proportioned reception rooms: a front-facing sitting room and a separate dining room that includes useful understairs storage. Beyond, the property opens into a spacious and sociable open-plan kitchen/dining area, which enjoys views over the garden and provides excellent scope for remodelling or modernisation to suit individual needs and contemporary tastes.

On the first floor, the accommodation continues with two double bedrooms, each featuring built-in storage. The main bedroom enjoys a particularly appealing feature of direct access out onto a terrace.

Outside, the home is set back behind a mature, well-established front garden and benefits from off-street parking along with a detached garage, providing useful storage or potential for workshop space. To the rear, the enclosed garden offers a secluded outdoor area, ideal for entertaining, gardening, or simply relaxing.



Ground Floor

Entrance Hallway

Sitting Room

12' 5" Into recess x 11' 5" (3.78m Into recess x 3.48m)

Dining Room

12' 3" Into recess x 11' 5" (3.73m Into recess x 3.48m)

Kitchen/Diner

15' 10" Max x 15' 8" Max (4.83m Max x 4.78m Max)

Bathroom

7' 9" x 5' 10" (2.36m x 1.78m)

Additional W.C

First Floor

Landing

Bedroom One

12' 4" x 11' 4" Plus built in storage (3.76m x 3.45m Plus built in storage)

With a door opening to a:

Terrace

Bedroom Two

12' 5" Into recess x 11' 4" Plus recess storage (3.78m Into recess x 3.45m Plus recess storage)

Outside

Rear Garden

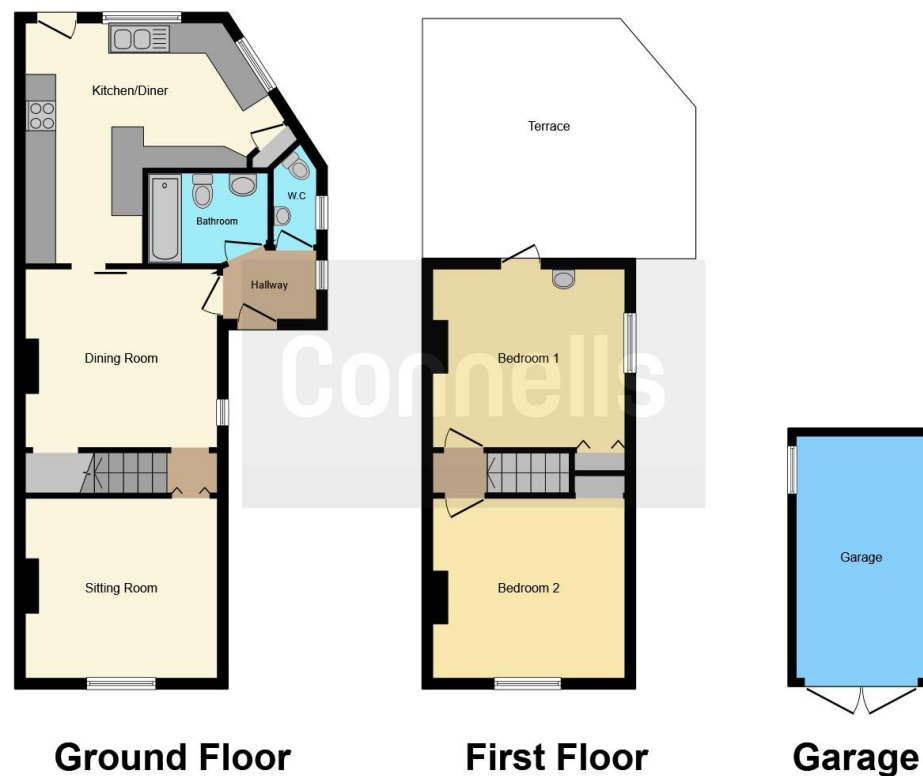
Front Garden

Garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

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