















"The Lovable Lloyds Location!"

This mid terrace property is well situated within the Lloyds area just a short stroll from the shops and amenities on Occupation Road. Offered for sale with NO CHAIN, the accommodation comprises entrance hall, living room, fitted kitchen/diner, utility and a ground floor shower room. Upstairs there are two double sized bedrooms. Outside the plot offers driveway parking to the front while the rear garden is enclosed and offers a paved patio area and two storage sheds.

The accommodation comprises entrance hall which leads through to the living room which features a wood/coal burning stove.

The kitchen/dining room is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap. There is a built in electric oven, gas hob and extractor fan. Ceramic tiled floor.

The utility room provides extra storage and there is space and plumbing for a washing machine.

The shower room includes a double sized shower enclosure, WC and a wash hand basin set within a vanity unit with ceramic tiled wall surrounds and floor.

From the first floor landing there is loft access with ladder and two double sized bedrooms both with storage cupboards.

Gas fired central heating system.

Outside the plot offers driveway parking to the front while the rear garden is enclosed by timber fencing and is mainly laid paved for easy maintenance with some planted borders. To the rear of the garden there are two useful timber storage sheds.

## **Room Measurements**

Living Room 4.72m x 3.66m (15'6" x 12'0")

Kitchen/Diner 5.46m x 2.87m (17'11" x 9'5")

Utility Room 2.74m x 1.27m (9'0" x 4'2")

Shower Room 2.44m x 1.65m (8'0" x 5'5")

Bedroom One 3.96m x 3.18m (13'0" x 10'5")

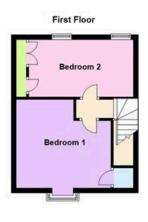
Bedroom Two 4.27m x 2.46m (14'0" x 8'1)





**Ground Floor** 







 Convenient for Local Amenities and Schools

Two Bedrooms

 Living Room with Wood Burner

Garden with Storage Sheds

 Situated within the Lloyds Area

 Extended Ground Floor Accommodation

Kitchen/Diner

· Driveway Providing Parking

No Chain











