





An excellent opportunity to discover a spacious 2-bedroom home located in the town centre, complete with parking! Featuring well-proportioned bedrooms, a sizable sitting room, and a kitchen overlooking the enclosed garden which is a good size and leads to the parking area. This property includes a first-floor bathroom and a utility room,. Ideal for first time or investment buyers and just a stone's throw from the shops. Make sure to contact us to arrange your viewing of this sought-after home.

Entrance Hall

10' 5" max x 5' 8" (3.17m x 1.73m)

Main entrance door and stairs to first floor.

Window to side

Sitting/Dining Room

16' 7" x 11' 10" (5.05m x 3.60m)

Generous room size with French doors to front, built in cabinets and desk area.

Kitchen

10' 5" max x 7' 4" max (3.17m x 2.23m)

Fitted wall and base cupboards and drawer units with work surfaces over. Inset sink and drainer. Plumbing for washing machine and dishwasher and space for tumble dryer.

Electric cooker point. Views of the garden.

Cupboard housing gas boiler.

Utility Room

8' 0" x 5' 9" (2.44m x 1.75m)

Useful room with wall and base cupboard and drawer units, door to rear garden.

Landing

11' 2" max x 2' 10" (3.40m x 0.86m)

Airing cupboard, storage cupboard, access to loft.

Bedroom 1

11' 9" x 10' 6" (3.58m x 3.20m)

Good size double room with built in wardrobes. Window to rear.

Bedroom 2

13' 6" max x 7' 6" (4.11m x 2.28m)

Good size room with window to front and built in cupboard.

Bathroom

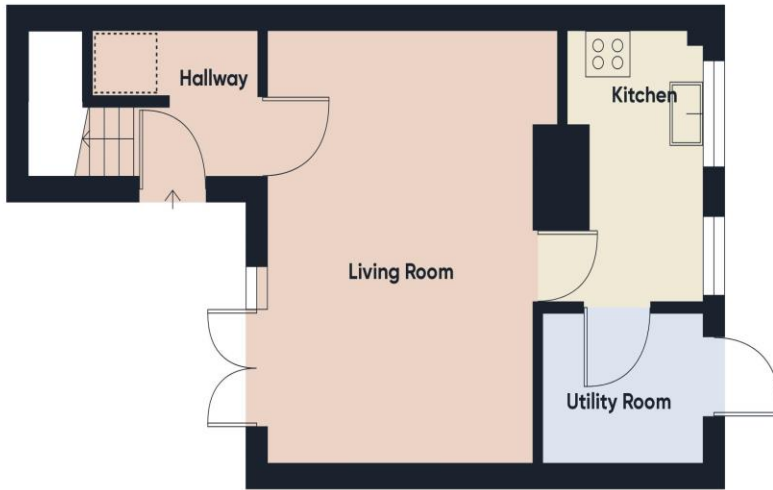
8' 1" x 5' 9" max (2.46m x 1.75m)

Electric shower with screen, WC and basin with built in cupboards. Window to rear.

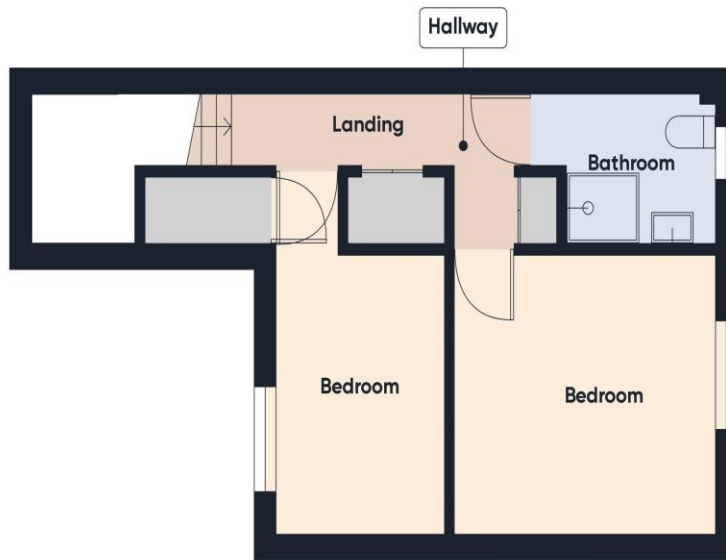
Garden

Front garden being paved with brick retaining wall and access to the main entrance door.

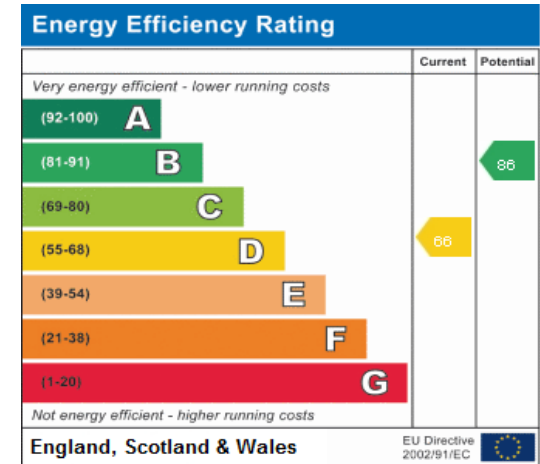
Deep garden laid to lawn with patio area and rear gate access. Garden shed. Access to the parking area.



Ground Floor



Floor 1



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.