



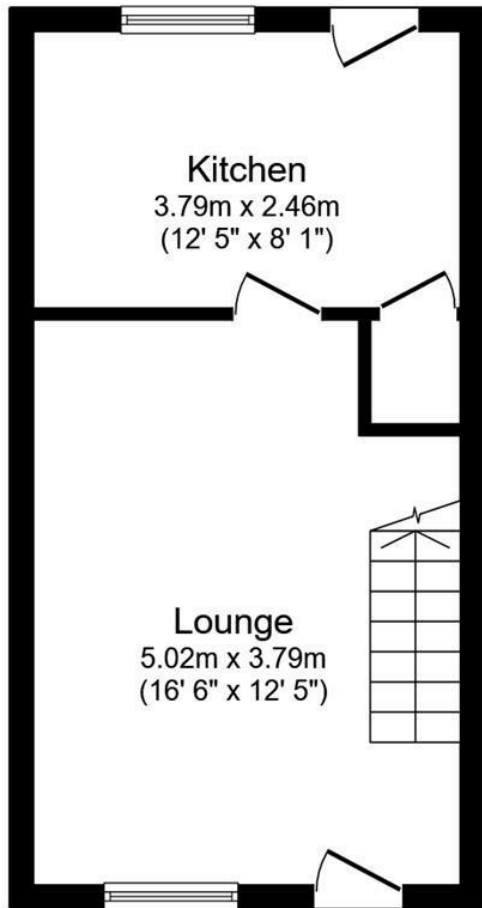
Introducing this well-presented two-bedroom terrace house, perfect for first-time buyers. Located in a popular area, this charming home features two large bedrooms, offering plenty of space and comfort. Off-street parking is available, adding convenience to your daily routine. With quick access to the A249 and a short drive from local amenities, this property combines practicality with an excellent location. Don't miss out on this brilliant opportunity to own a home that perfectly balances comfort, convenience, and style.

## Offers In Excess Of £225,000

- Two bedroom Terrace House
- Well Presented
- Two Large Bedrooms
- Off Street Parking Available
- Quick Access To The A249
- Brilliant First Time Purchase
- Short Drive From Amenities
- Popular Location
- EPC Awaited
- Council Tax Band B

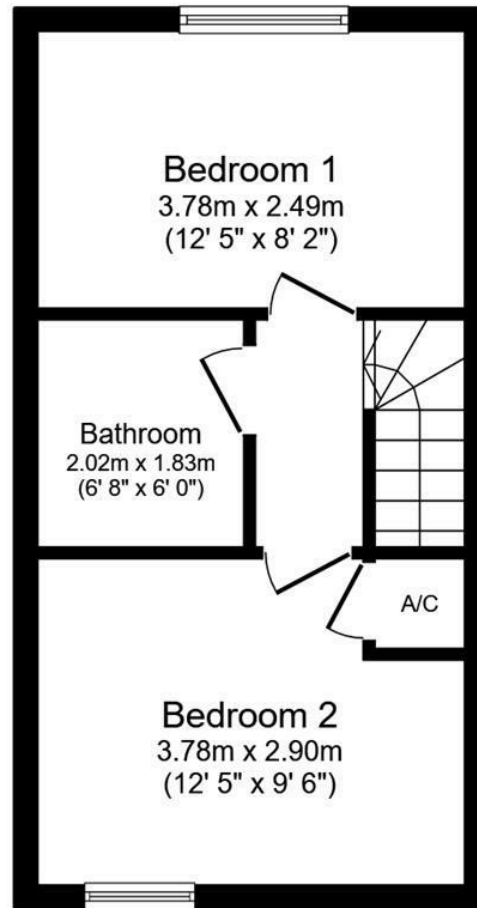






### Ground Floor

Floor area 28.7 m<sup>2</sup> (309 sq.ft.)



### First Floor

Floor area 28.7 m<sup>2</sup> (309 sq.ft.)

**TOTAL: 57.4 m<sup>2</sup> (618 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.