



## Garden Street, offers in excess of £135,000

- Council tax band B
- Walking Distance Into Town Centre
- Great family home or Investment Opportunity
- No Chain
- Three Bedrooms
- Terraced Home
- EPC Rating: D





## About the property

Presenting this sizable terraced property, now available for sale in a sought after location well regarded for its excellent public transport links and proximity to local amenities. Neutrally decorated throughout, the home offers a welcoming and versatile living environment, ideal for first time buyers and families alike.

Upon entry, you will find two generous reception rooms, perfectly suited for both day-to-day family living and entertaining guests. The kitchen provides a practical and functional space for meal preparation.

The property boasts three well-sized bedrooms, providing comfortable accommodation for a growing family or those who simply require additional space. The property also comprises a family bathroom.

Additional benefits include an EPC rating of D, contributing to ongoing energy efficiency, and a council tax band B, which helps keep annual outgoings manageable. The neutral décor throughout the home offers a blank canvas, allowing new owners ample opportunity to personalise the space to their individual preference.



## Accommodation

### **Living Room**

11' 4" x 12' 1" ( 3.45m x 3.68m )

### **Dining Room**

11' 4" x 11' 11" extending to 13' 1" ( 3.45m x 3.63m extending to 3.99m )

### **Kitchen**

15' 5" x 8' 4" ( 4.70m x 2.54m )

### **Bedroom One**

12' 5" x 7' 11" ( 3.78m x 2.41m )

### **Bedroom Three**

11' 7" x 8' 4" ( 3.53m x 2.54m )

### **Bedroom Three**

11' 7" x 6' 9" ( 3.53m x 2.06m )

### **Bathroom**

9' 10" x 7' 11" ( 3.00m x 2.41m )

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## Floorplan



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