



Sold with no forward chain

Versatile dining/sitting room

Walking distance to town centre

Ideal choice for first-time buyers

Modern kitchen and bathroom suite

Two spacious double bedrooms

Benefits from a spacious rear yard

Close to bus and train station

Offered for sale with no forward chain, is this deceptively spacious terraced property. Maybe you are an investor or perhaps someone looking to downsize, or get your foot on the first rung of the property ladder, whatever your reason for moving, this lovely two double bedroom, could be the house you have been looking for. Throughout, the property is tastefully decorated and ready to move into, you would just simply need to unpack. The property is located on a popular and quiet residential street. Just a short walk from the property and you will find yourself in the town centre, with local shops and amenities all within easy walking distance. There are local schools within easy reach and the property is just a five minute walk from both the train and bus stations, making it an ideal place for anybody who requires public transport to neighbouring towns. Step inside and you will find yourself in the vestibule, from here there is access to a well presented lounge, with feature arch opening to an inner hall area which also provides storage. Through the hall and you arrive in the versatile second reception room, which makes a great sitting room or, as it is next to the kitchen, an ideal dining room. The modern kitchen has tiled splashbacks and attractive, light grey units. There is a rear hall which leads out to the yard, and to the modern bathroom suite. To the first floor, the landing leads to both spacious, double bedrooms. Externally, the yard has plenty of space and a handy storage cupboard. Internal viewing is highly recommended.

ACCOMMODATION

Vestibule

The vestibule is accessed by a composite door with matching frosted glass panel and top panel which allows in plenty of natural light. There is decorative coving and a door that leads through to the lounge.

Lounge

This well presented lounge features a telephone point and a double panel radiator is set below a large uPVC double glazed window, which makes the room light and airy. A feature arch leads to an inner hall area. Here you will find a two door cupboard and an under stairs storage area. A door leads through to the dining/sitting room.



Dining/sitting room

A second tastefully decorated and versatile reception room, which could be used as a lounge or due to its proximity to the kitchen, would make an ideal dining room. To the centre of one wall, set on the chimney breast is a pebble effect electric fire which is set on a marble hearth with matching marble insert and wood surround. In addition to the main ceiling light, either side of the chimney breast there are feature spotlights. The room has a double panel radiator and a uPVC double glazed window to the rear. Leads through to the kitchen.



Kitchen

This modern kitchen comprises of a range of light grey wall and base units with a complementary worktop and tiled splash backs. There is a built-in electric oven with a separate gas hob and stainless steel extractor hood in place above. A ceramic sink with drainer board and mixer tap is set below a uPVC double glazed window. The kitchen houses the Baxi combi boiler, which is discreetly enclosed within one of the kitchen units. The kitchen has a single panel radiator and leads to a rear hall.

Rear hall

Leads to the bathroom whilst a half glazed uPVC door leads out to the yard.

Bathroom

This modern bathroom comprises of a bath with glass screen and shower above. There is a toilet and washbasin with mixer tap, over a two door vanity unit that provides storage. The walls have easy clean PVC panels and there is an extractor, double panel radiator and uPVC double glazed frosted window.

First floor landing

The landing benefits from wall-mounted light and leads to both bedrooms.



Bedroom one

A spacious double bedroom which is tastefully decorated and has a built-in wardrobe. There is decorative coving, single panel radiator and a uPVC double glazed window to the front.

Bedroom two

A second double bedroom which enjoys plenty of space and has a single panel radiator and uPVC double glazed window.

Exterior

To the rear of the property there is a good size yard with a small shed that provides excellent storage. The yard has space to sit out and benefits from gated access.

TENURE

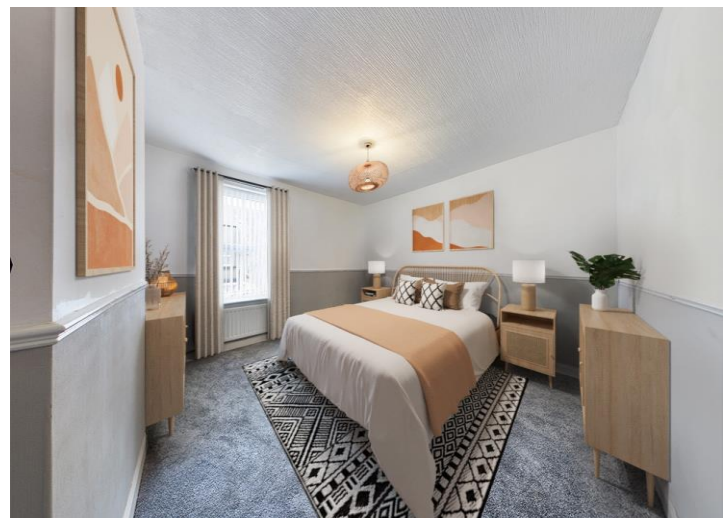
We have been informed by the vendor that the property is leasehold, with an approximate charge of £2 per annum.

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NOTE

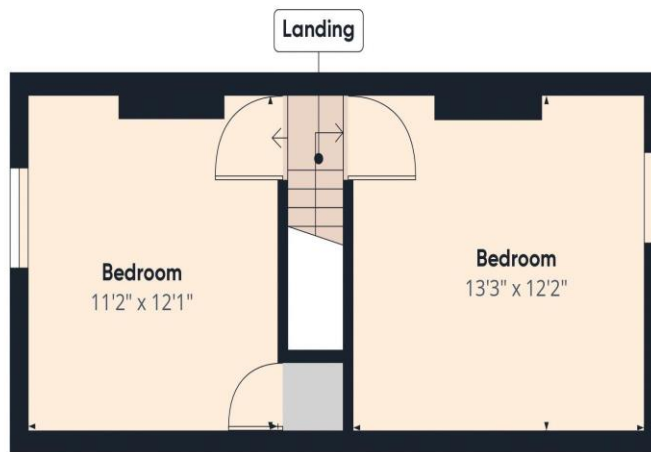
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Ground Floor

Approximate total area⁽¹⁾
737.33 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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