



**Ideal first home on Meadowvale Gardens** (off Wootton Road)

**£175,000**

What3Words: blinks.mealtime.poster

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**Tucked away in a quiet cul de sac just off Wootton Road, this well presented two bedroom terraced home offers comfortable, move in ready accommodation and is available with no onward chain.**

The property is approached via a low maintenance shingled front garden and benefits from a useful storm porch with an adjoining storage shed. Inside, the entrance hall provides access to the first floor and a handy storage cupboard, whilst the lounge is a particularly inviting space, enjoying patio doors that open onto the west facing rear garden, perfect for making the most of the afternoon and evening sunshine. Additional storage cupboards within the lounge provide valuable practical space.

The kitchen is fitted with a range of units and includes an integrated oven and hob, whilst upstairs the landing leads to two nicely proportioned bedrooms and a family bathroom fitted with a 'P' shaped bath and shower over. The principal bedroom further benefits from a built in wardrobe.

Outside, the west facing rear garden offers an ideal space to relax and entertain, whilst the property also enjoys the convenience of two allocated parking spaces.

Additional benefits include gas central heating, double glazing and a highly convenient location, close to local amenities, schools and transport links.

A well maintained home, ideal for first time buyers, investors or those looking to downsize, offered for sale with no chain.

**Property Type: Terraced House**

- 2 bedroom home
- Quiet cul-de-sac
- Desirable area
- 2 Parking spaces
- West facing garden
- Lounge with patio doors
- Ample storage
- Built-in wardrobe
- No chain
- Gas central heating

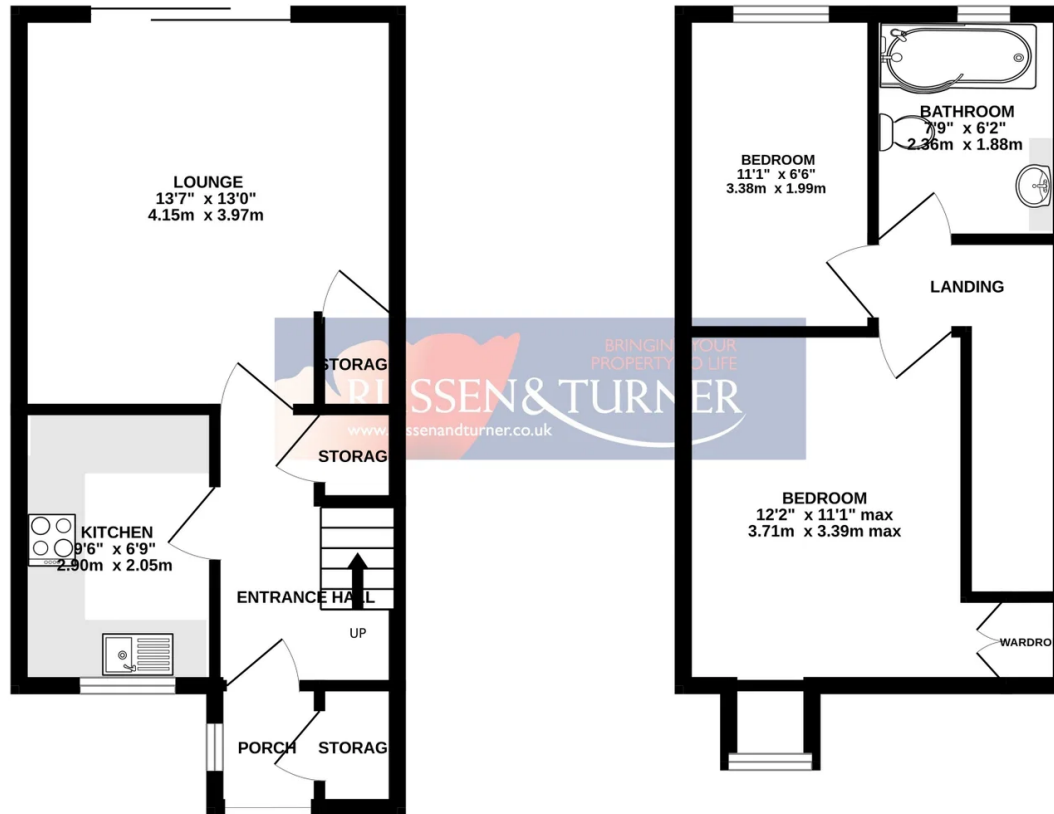
**Disclaimer**

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.  
We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.  
All measurements are provided as a guide and may not be exact.  
We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.  
These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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