



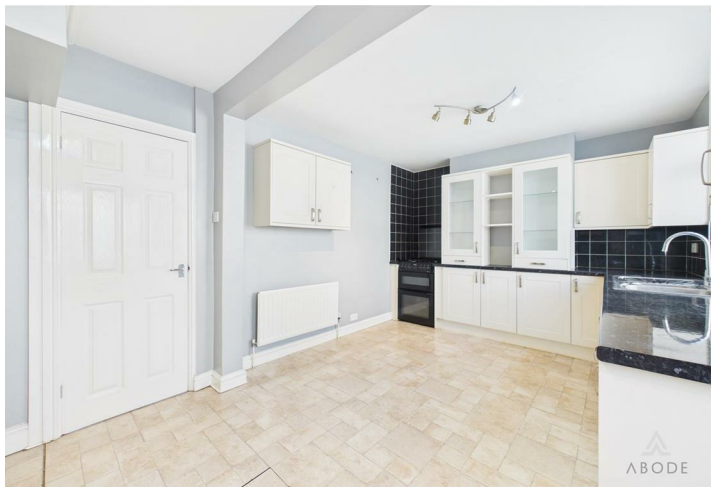


A well-presented three-bedroom family home, ideally positioned on Cherry Street and offered to the market with no onward chain and vacant possession. The property benefits from a welcoming frontage with a block-paved driveway providing off-road parking, alongside a front garden area.

Internally, the accommodation comprises a spacious lounge, well-equipped kitchen/diner, and a bright conservatory overlooking the rear garden. To the first floor are three bedrooms, including a principal bedroom with bay window, a second bedroom with fitted wardrobes, and a modern family bathroom.

Externally, the property enjoys convenient side access leading to a generous rear garden, which is mainly laid to lawn and enhanced by mature trees, creating a pleasant outdoor space. The garden is enclosed by timber fencing to the boundaries, providing privacy and security.

Further benefits include UPVC double glazing, gas central heating, a combination boiler, and excellent storage throughout. An ideal opportunity for families or first-time buyers seeking a well-located home with flexible living accommodation and attractive outdoor space.



**ABODE**  
SALES & LETTINGS

### Hallway

A welcoming entrance hallway featuring a UPVC double glazed front door, staircase rising to the first-floor landing, UPVC double glazed frosted side window, useful under-stairs storage cupboard, and access to the principal ground floor rooms.

### Lounge

A bright and comfortable reception room benefiting from a UPVC double glazed bay window overlooking the front elevation, central heating radiator, and an attractive focal point fireplace with timber surround. Further features include a composite half telephone point and TV aerial connection.

### Kitchen/Diner

A well-appointed kitchen/diner with a UPVC double glazed window overlooking the rear garden. The kitchen comprises a range of matching wall and base units with drawers, roll-top work surfaces, and integrated appliances including a stainless steel one-and-a-half bowl sink with mixer tap. Additional features include a gas hob with oven and grill, central heating combination boiler, tiled flooring, and a UPVC double glazed door leading to the conservatory.

### Conservatory

A spacious conservatory with UPVC double glazed windows to the rear and side elevations, tiled flooring throughout, TV aerial point, and UPVC double glazed French doors opening onto the rear garden.



### Landing

The landing area features a UPVC double glazed side window, smoke alarm, access to the loft space, and doors leading to all bedrooms and the family bathroom.

### Bedroom One

A generous double bedroom with a UPVC double glazed bay window to the front elevation, central heating radiator, and telephone point.







### Bedroom Two

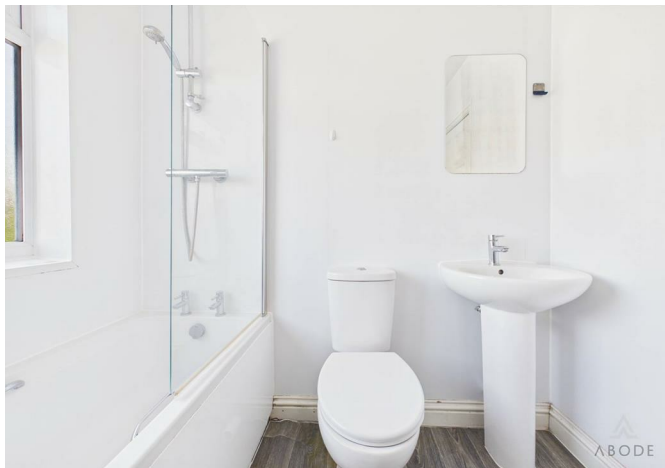
A further well-proportioned bedroom with a UPVC double glazed rear-facing window, central heating radiator, and a range of fitted wardrobes with mirrored fronts, hanging rails, and shelving.

### Bedroom Three

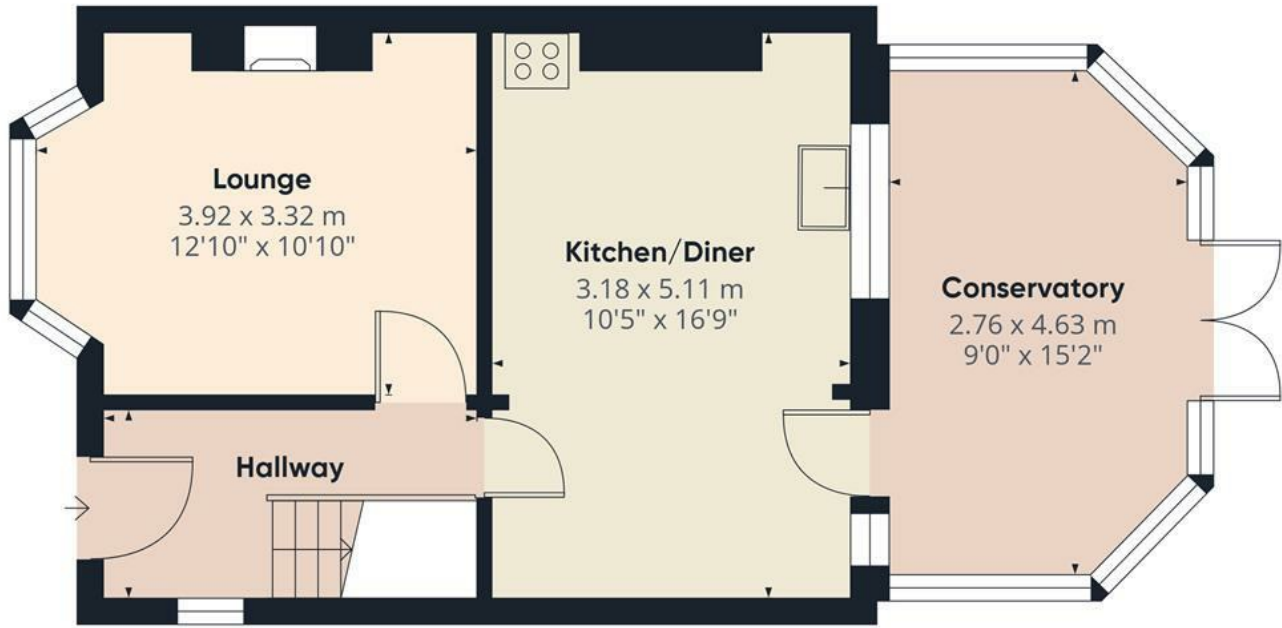
A versatile third bedroom with a UPVC double glazed front-facing window, central heating radiator, and loft access hatch.

### Family Bathroom

A modern three-piece family bathroom suite comprising a low-level WC, wash hand basin with mixer tap, and panelled bath with glass shower screen and shower over. Additional features include wall boarding, heated towel rail, extractor fan, rear-facing UPVC double glazed frosted window, and ceiling spot lighting.







Floor 0



Floor 1

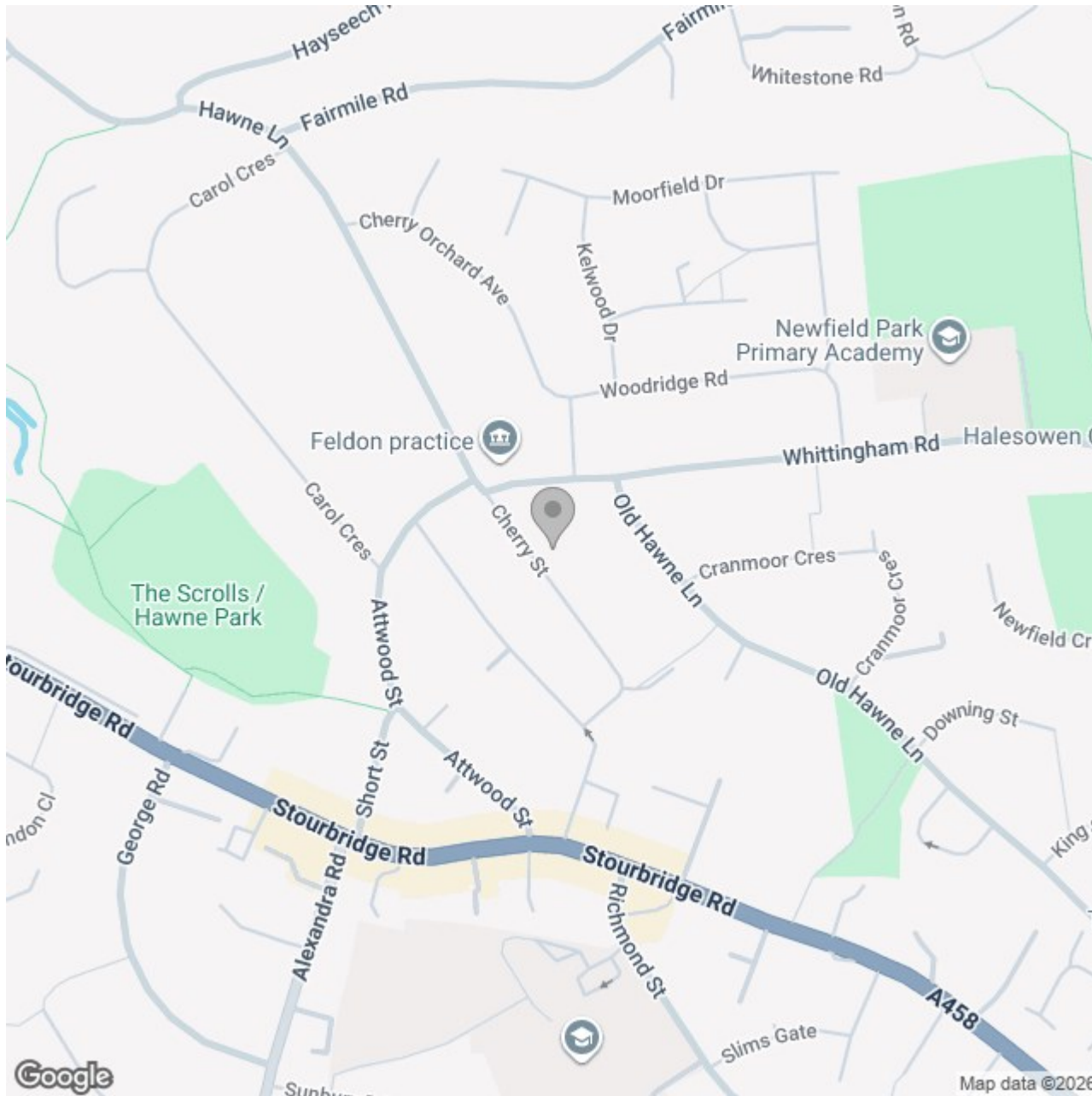


Approximate total area<sup>(1)</sup>  
77.2 m<sup>2</sup>  
830 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>85</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>59</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  |           |