



- A smart town house style property enjoying a convenient location
- Lounge spans the full width of the property and opens onto rear garden
- Attractive fitted kitchen with appliances and ample space for a dining table
- Handy ground floor cloakroom, storage cupboard, gas ch, double glazing
- First floor, two double bedrooms and family bathroom, shower over bath
- Second floor large double bedroom, storage and ensuite shower room
- Fully enclosed south facing garden and parking for two cars in tandem



"A smart three storey town house situated in a really convenient location with a sunny south facing garden and private parking for two cars".

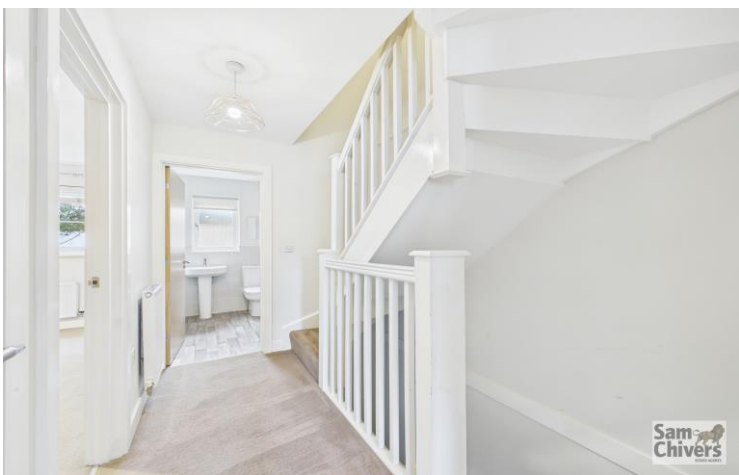
The accommodation is well presented comprising an entrance hallway with handy cloakroom and understair store cupboard. The kitchen dining room is located to the front of the house with a good range of units, integrated appliances and space for a family dining table. The lounge spans the full width of the property to rear and has French doors opening onto a sunny garden. On the first floor are two double bedrooms and a family bathroom and on the secondary floor is a large main bedroom with store cupboard and ensuite shower room.

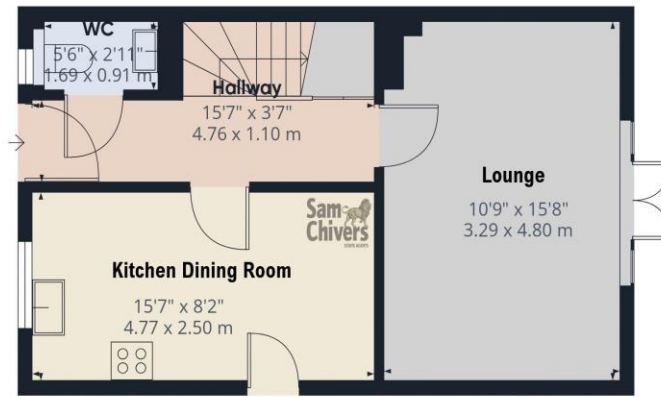
Benefits include gas central heating and double glazing.

Outside to front is a private, shared pathway with a pleasant woody aspect, leading to front door. To the rear is a fully enclosed south facing garden with patio and artificial lawn, gated access to parking for two cars in tandem. The property is offered for sale with no onward chain and is ready for occupation.

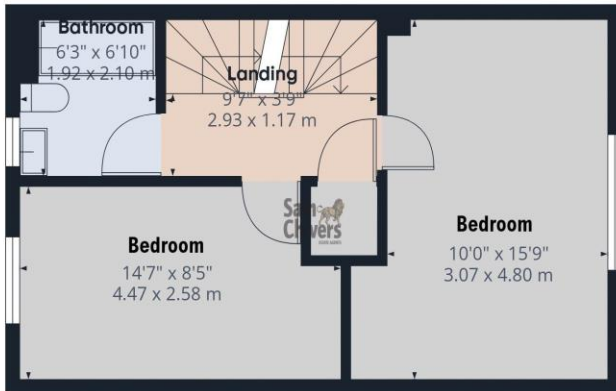
Management fee approx. £222.46 per year.

**Tenure: Freehold. Council Tax Band: C.**

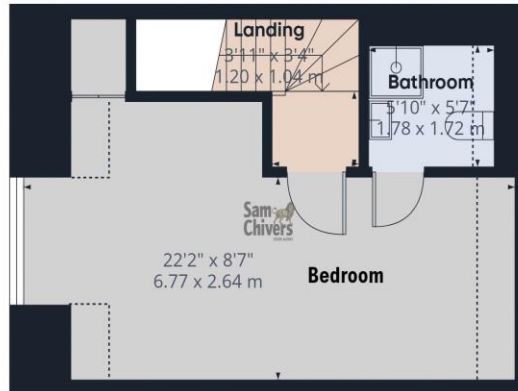




Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1052 ft<sup>2</sup>  
97.8 m<sup>2</sup>

Reduced headroom

30 ft<sup>2</sup>  
2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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39-54	E		
21-38	F		
1-20	G		

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01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.