





A well-presented three-bedroom property offering spacious and versatile accommodation throughout, ideally suited to a range of buyers.

The property is advertised with vacant possession and no upward chain, allowing for a smooth and straightforward purchase.

Externally, the property benefits from off-road parking to the front, providing access to the garage. The accommodation comprises an entrance hall, fitted kitchen with a range of storage units, and a spacious lounge/dining room with direct access to the rear garden.

To the first floor, there are three bedrooms, a landing with loft access and storage, together with a well-appointed four-piece family bathroom suite. The integral garage provides additional storage and houses the gas central heating boiler, electric meter, consumer unit, and power and lighting.

Further benefits include uPVC double glazing, gas central heating, useful storage throughout, and an enclosed rear garden, making this an attractive home offered for sale with no onward chain.



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Hallway

Accessed via a uPVC double glazed front entrance door, the welcoming hallway features a staircase rising to the first-floor landing, a central heating radiator, smoke alarm, and an internal door leading through to the kitchen.

Kitchen

Positioned to the front of the property, the kitchen is fitted with a range of matching wall and base units incorporating drawers and complementary work surfaces. Appliances include a four-ring halogen hob and a stainless steel sink with drainer and mixer tap. There is plumbing and space for freestanding and under-counter appliances, together with a central heating radiator, recessed ceiling spotlights, and a uPVC double glazed window to the front elevation.

Lounge/Diner

A spacious reception room enjoying views over the rear garden through a uPVC double glazed window and matching patio door providing direct garden access. The room centres around an attractive electric fireplace with a timber Adam-style surround and benefits from a central heating radiator, television aerial point, telephone point, and a useful understairs storage cupboard.

Landing

With access to the loft via a loft hatch, smoke alarm, and an airing cupboard housing shelving and a central heating radiator. Internal doors provide access to all first-floor accommodation.

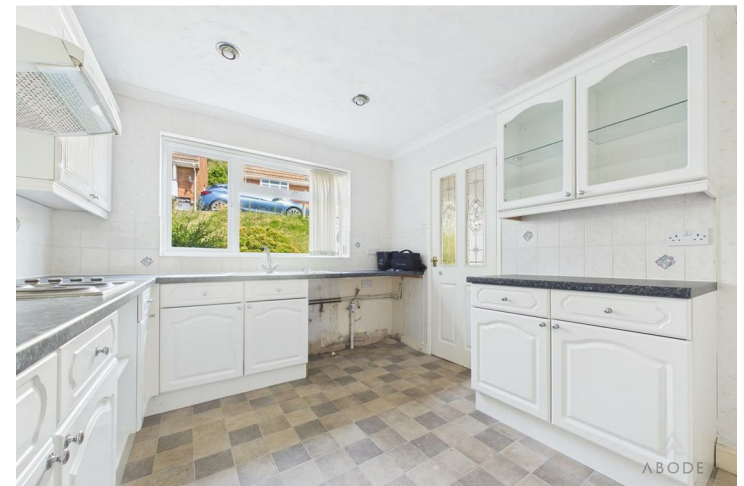


Bedroom One

A well-proportioned double bedroom with a uPVC double glazed window to the front elevation, central heating radiator, and television aerial point.

Bedroom Two

A comfortable second bedroom overlooking the rear garden, featuring a uPVC double glazed window, central heating radiator, and television aerial point.







Bedroom Three

A generous single bedroom with a uPVC double glazed window to the front elevation, central heating radiator, and a useful over-stairs storage cupboard.

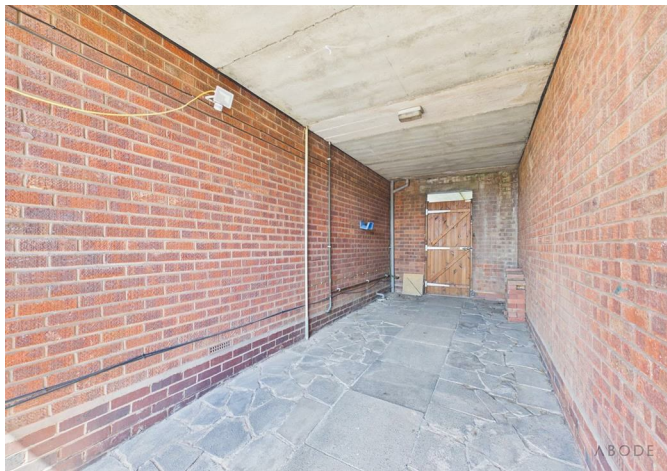
Family Bathroom

Fitted with a four-piece suite comprising a low-level WC, pedestal wash hand basin, corner shower cubicle, and corner bath. The bathroom benefits from complementary wall tiling, recessed ceiling spotlights, an extractor fan, central heating radiator, and two uPVC double glazed obscure windows to the side and rear elevations, providing natural light and ventilation.

Garage

The integral garage is accessed internally from the entrance hall and via an up-and-over door to the front elevation. Benefitting from a uPVC double glazed window to the rear, the garage is fitted with lighting and power and houses the gas central heating boiler, electric meter, consumer unit, and a carbon monoxide detector.





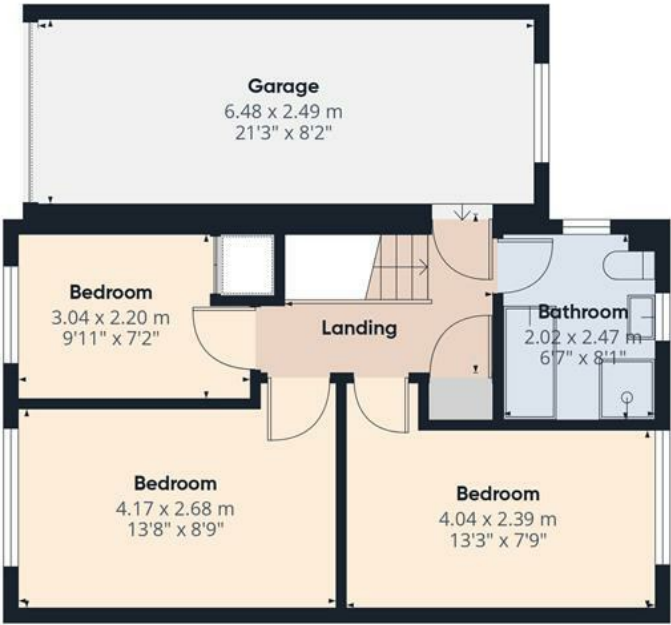






Floor 0

Approximate total area⁽¹⁾
92.7 m²
998 ft²



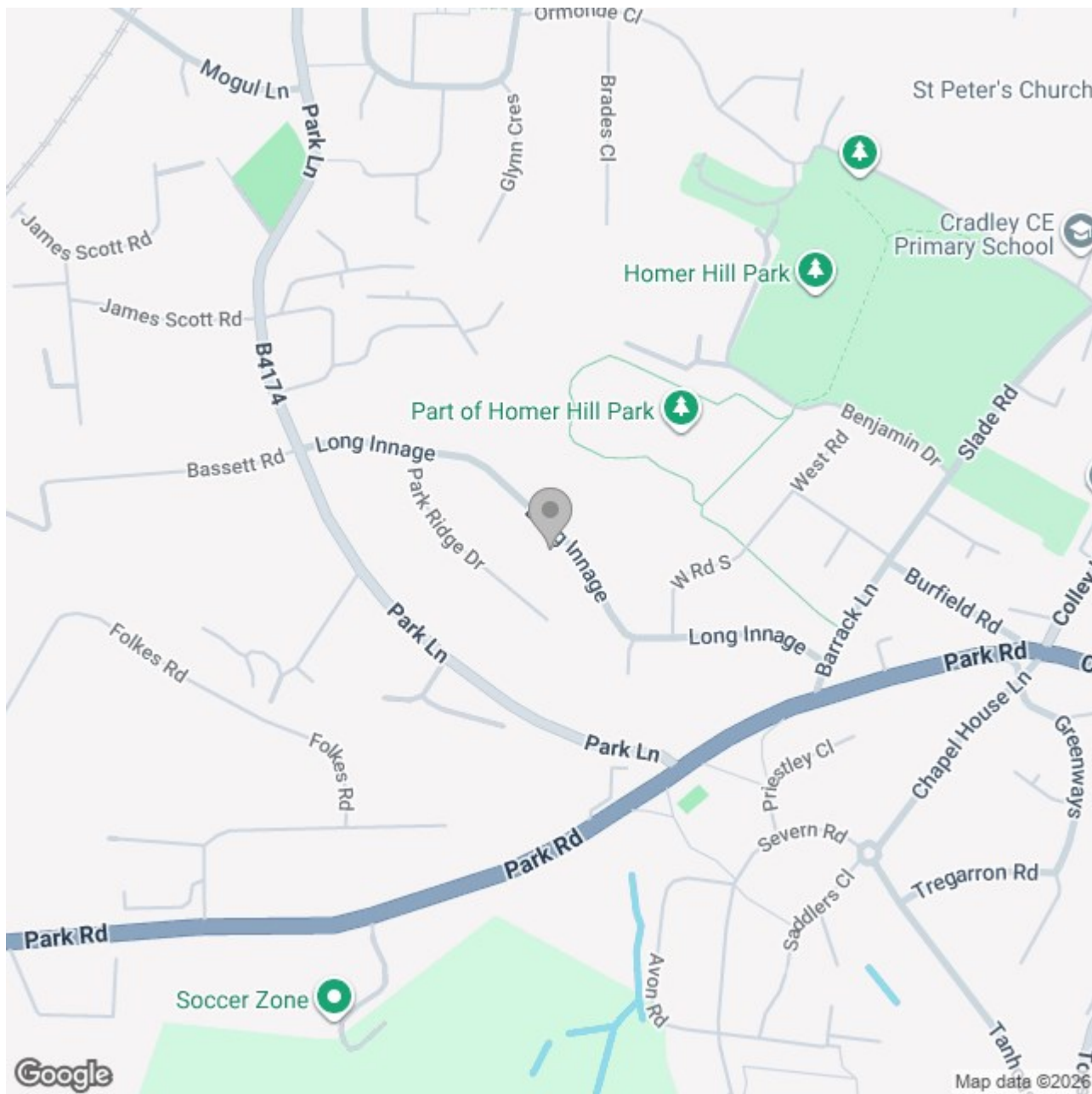
Floor 1

(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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	