





An excellent opportunity for first-time buyers, this well-presented two-bedroom home is offered to the market with no onward chain and vacant possession, making it an ideal choice for those looking to take their first step onto the property ladder.

The property is entered via a welcoming hallway, which leads into a comfortable and inviting lounge featuring panelled flooring, a focal-point electric fireplace and useful under-stairs storage. The well-appointed kitchen is positioned to the rear of the property and benefits from a range of matching wall and base units, integrated appliances, ample preparation space and direct access to the rear garden.

To the first floor are two well-proportioned bedrooms, with the principal bedroom overlooking the rear garden and the second bedroom enjoying a front-facing aspect. The accommodation is completed by a family bathroom and useful additional storage, including an airing cupboard housing the central heating boiler.

Outside, the property benefits from a lovely rear garden, providing a great space for relaxing, entertaining and enjoying outdoor living. To the front is a long tandem driveway, offering excellent off-road parking and adding further practicality to the property.

With its comfortable accommodation, useful outdoor space, generous driveway and highly desirable combination of no onward chain and vacant possession, this property represents a fantastic opportunity for a first-time buyer seeking a home that is ready to move into and enjoy.



### Hallway

Welcoming entrance hallway with panelled flooring, central heating radiator and staircase rising to the first-floor landing. Further features include the electrical consumer unit and a UPVC double-glazed front entrance door. An internal door leads through to the lounge.

### Lounge

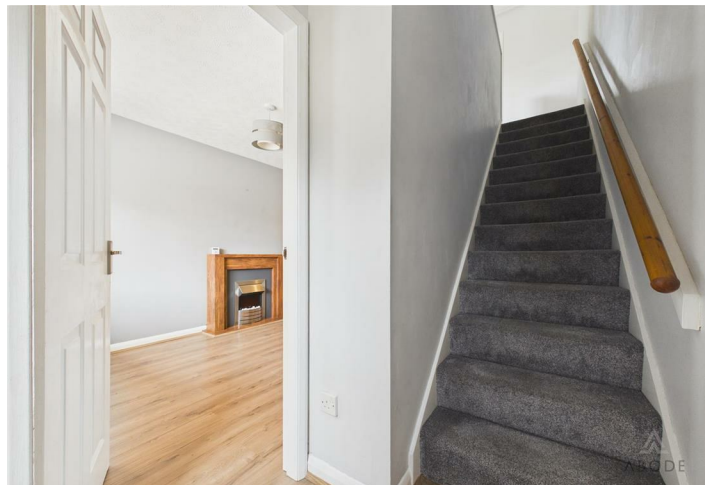
Well-proportioned lounge with panelled flooring, a glazed window overlooking the front elevation and central heating radiator. A focal-point electric fireplace creates a pleasant feature, while telephone points and useful under-stairs storage provide practical touches. An internal door leads through to the kitchen.

### Kitchen

Well-appointed kitchen with a UPVC double-glazed window overlooking the rear elevation and a UPVC double-glazed frosted door providing access to the rear garden. The kitchen comprises a range of matching base and eye-level units and drawers, complemented by drop-edge preparation work surfaces.

Integrated appliances include a ceramic sink and drainer with mixer tap, oven/grill, four-ring gas hob with stainless-steel extractor hood, fridge and freezer. There is also plumbing and space for freestanding under-counter appliances, a central heating radiator and ceiling spotlights.







## Landing

First-floor landing with access to the loft via a hatch, incorporating a smoke alarm and thermostat. Internal doors lead to the bedrooms and family bathroom.

## Bedroom One

Bright double bedroom with a glazed window overlooking the rear elevation, central heating radiator and TV aerial point.

## Bedroom Two

Further bedroom with a glazed window overlooking the front elevation and central heating radiator. Useful over-stairs storage cupboard and additional airing cupboard housing the central heating gas boiler.

## Bathroom

Family bathroom comprising a three-piece suite with low-level WC, wash hand basin with mixer tap and panelled bath with electric shower over and glazed shower screen. Complementary wall tiling, chrome heated towel radiator and extractor fan complete the room.



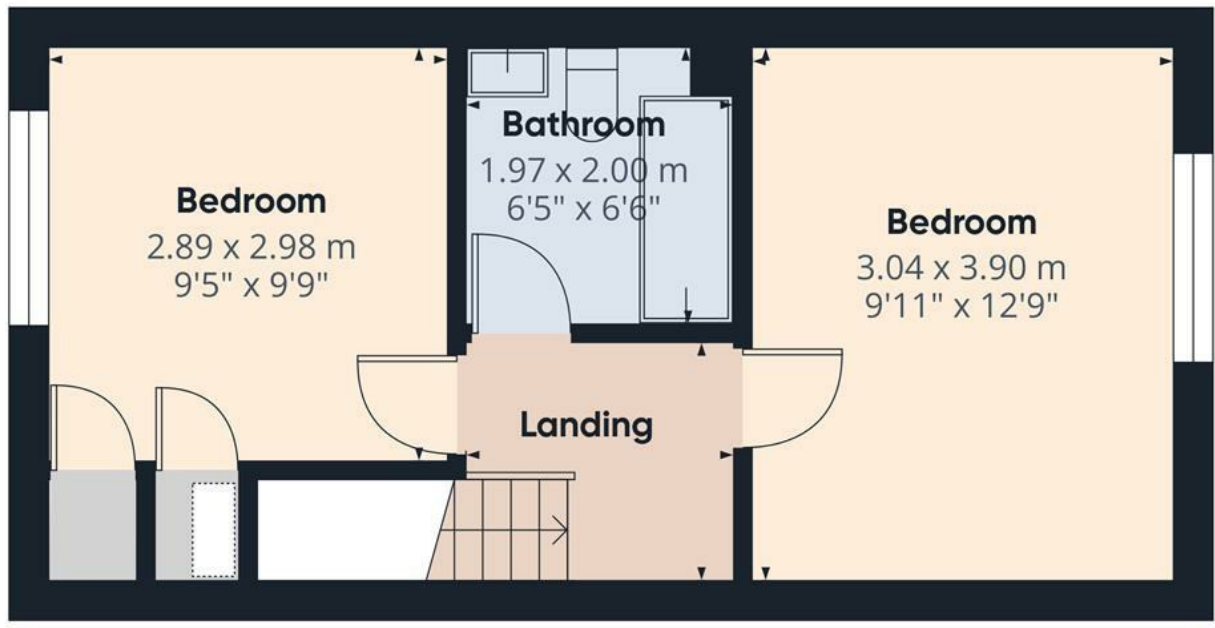




ABODE



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
60.1 m<sup>2</sup>  
646 ft<sup>2</sup>

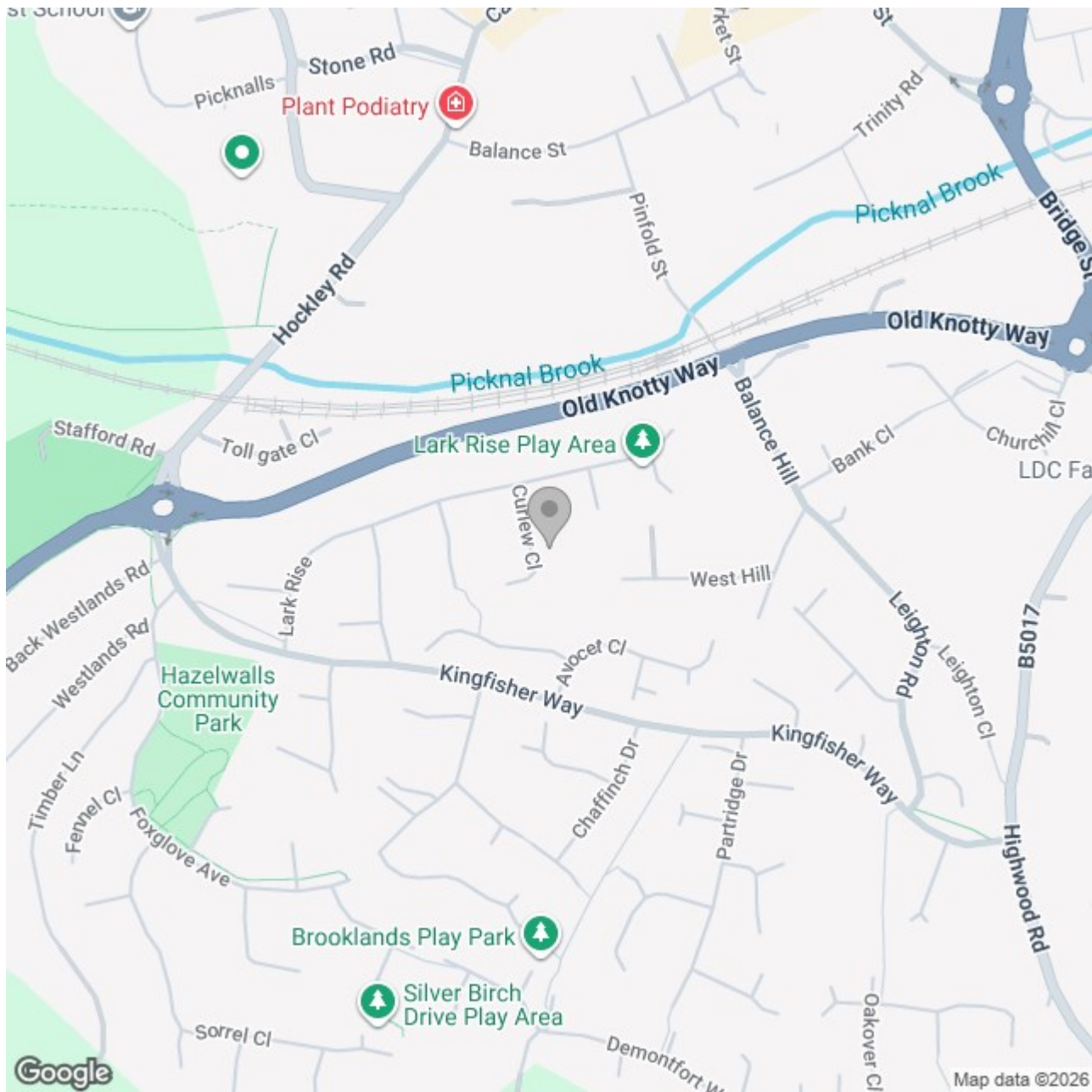
**Reduced headroom**  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>84</b> |
| (69-80) <b>C</b>                            | <b>69</b>                                                                                                     |           |
| (55-68) <b>D</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  |           |