



- A mature semi-detached family home offered for sale with no onward chain
- Entrance hallway, lounge with natural stone fireplace (currently housing gas fire)
- Dining room with door into kitchen, separate utility room
- Three bedrooms and shower room (originally a bathroom)
- Surprisingly large and enclosed low maintenance rear garden
- Private drive with potential to extend and large garage



"A mature semi-detached family home requiring general updating, occupying a good size plot with ample parking, large garage and very good size garden to rear".

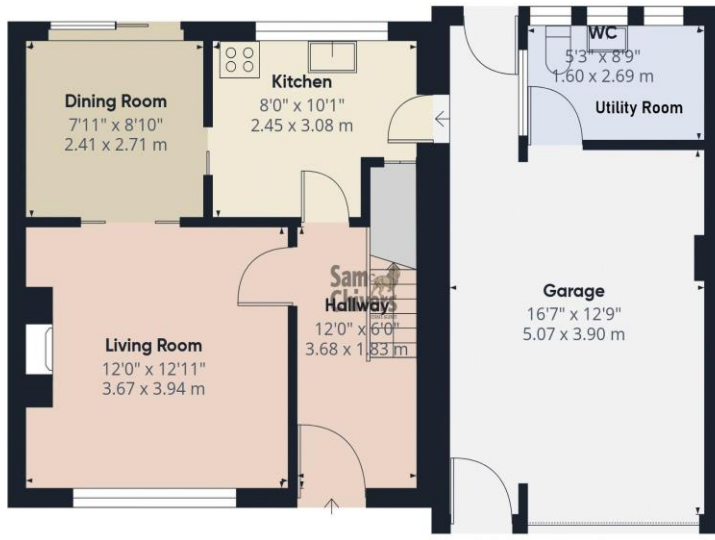
Offered for sale with no onward chain! The accommodation comprises entrance hallway having staircase rising to first floor and doors to lounge and kitchen. The lounge enjoys a pleasant open aspect to front and a natural stone fireplace currently housing a Baxi gas fire with gas back boiler which provides domestic hot water to a cylinder and central heating to radiators. There is a dining room with patio doors onto the rear garden. The kitchen overlooks the rear garden and there is a door into a large garage workshop with power and lighting, door to front and rear. Separate utility room with toilet.

On the first floor there are three bedrooms and a shower room (originally a bathroom). Double glazing throughout.

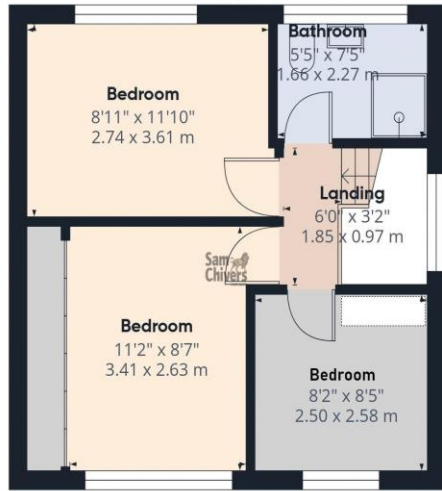
Externally, to front is a private drive bordered by a sizeable garden which could extend the parking for several vehicles. To the rear is a surprisingly large and fully enclosed garden laid to patio and garden with timber garden shed.

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





Floor 0



Floor 1

Approximate total area⁽¹⁾

1020 ft²
94.7 m²

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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