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**10 Station Road**

- TWO-BEDROOM TERRACED PROPERTY
- IDEAL FOR FIRST TIME BUYERS
- NEAUTRAL DECOR THROUGHOUT
- LARGE BEDROOMS

**£140,000**

**EPC Rating '66'**







## Property Description

### DESCRIPTION

This well-presented two-bedroom property offers generous living space arranged over three floors, making it an ideal choice for first-time buyers or a growing family. The ground floor features a welcoming living room and a well-proportioned kitchen, perfect for everyday living and entertaining.

On the first floor, you'll find a large double bedroom alongside a modern bathroom, while the second floor hosts an equally impressive second bedroom, offering excellent flexibility for family living, guests, or a home office. Both bedrooms are notably spacious, a rare and valuable feature.

The property is further enhanced by a small front garden, providing an attractive outdoor space and added kerb appeal. A comfortable and practical home that combines space, layout, and affordability.



#### FRONT ENTRANCE

3' 5" x 3' 4" (1.04m x 1.02m) A bright, clean entrance hallway with white walls and plenty of natural light from the glazed panels. The modern front door with frosted glass and chrome details creates a welcoming first impression.

#### LIVING ROOM

15' 6" x 13' 2" (4.72m x 4.01m) A bright and welcoming reception room, ideal for both relaxing and entertaining. A large front-facing window fills the space with natural light, while neutral decor and fresh finishes create a clean, modern feel.

A stylish feature fireplace and subtle patterned feature wall add character, complemented by high ceilings. Finished with modern grey carpeting, this room blends classic charm with contemporary comfort and is ready to enjoy.



#### KITCHEN

15' 5" x 6' 8" (4.7m x 2.03m) A bright, modern kitchen fitted with wood-effect units, black worktops and white tiled splash backs. Natural light from the window creates a fresh, airy feel, while the layout offers good worktop and storage space.

Conveniently positioned, the kitchen also provides access to the upstairs and the cellar, making it a practical central point within the home.



#### BEDROOM 1

15' 6" x 13' 3" (4.72m x 4.04m) A spacious double bedroom with fresh white décor and soft grey carpeting, creating a clean and neutral feel throughout. The large window allows plenty of natural light, while the simple layout offers ample space furnishing. A bright, comfortable room ready to make your own.

#### BATHROOM

9' 3" x 10' 3" (2.82m x 3.12m) A spacious, modern bathroom finished in a clean white and grey colour scheme. The room features a full-size bath with a contemporary black-framed shower screen, stylish marble-effect wall panels, and a sleek pedestal sink.

Natural light from the window keeps the space bright, while the herringbone-style flooring adds a smart, modern touch. A fresh, well-presented bathroom offering both style and practicality.



#### HALLWAY

A clean and bright landing area with fresh white décor and dark carpeting for contrast. The space feels open and well presented, providing access to the top floor bedroom, creating a neat and tidy transition between floors.



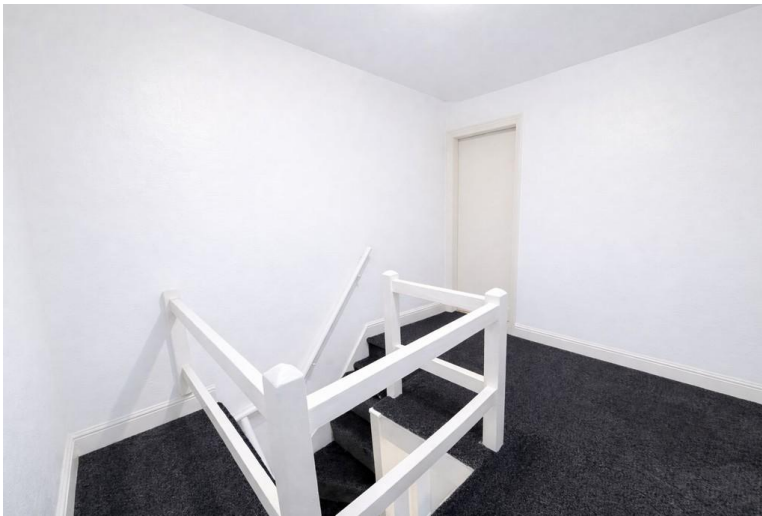


#### BEDROOM 2

13' 3" x 8' 9" (4.04m x 2.67m) A bright and well-presented bedroom with neutral décor and soft grey carpeting. The skylight window allows natural light to fill the room, while the sloped ceiling feature beam add character. A cosy, versatile space ideal as a bedroom or guest room.

#### EXTERIOR

A low-maintenance, enclosed garden with a neat lawn and paved patio area, ideal for outdoor seating. Stone walling and timber fencing provide privacy and a secure feel, with gated access to the front. A practical outdoor space perfect for relaxing and entertaining.





**PURCHASE DETAILS:** Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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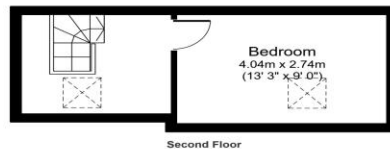
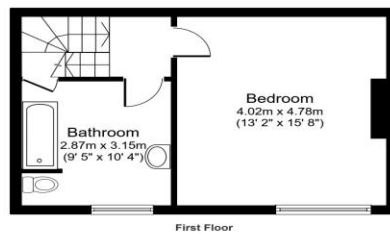
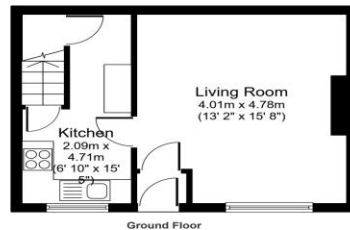
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(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	78
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