



- A smart and very well maintained terraced home
- Spacious lounge dining room, gas central heating
- Fitted kitchen with a good range of units, door to garden
- Two double bedrooms and attractive "firenze fitted" shower room
- Fully enclosed, secure and private rear garden with timber shed
- Garage in a separate block and unrestricted on road parking



"A very well-maintained terraced home situated in a quiet, leafy cul de sac and enjoying a private fully enclosed garden and garage".

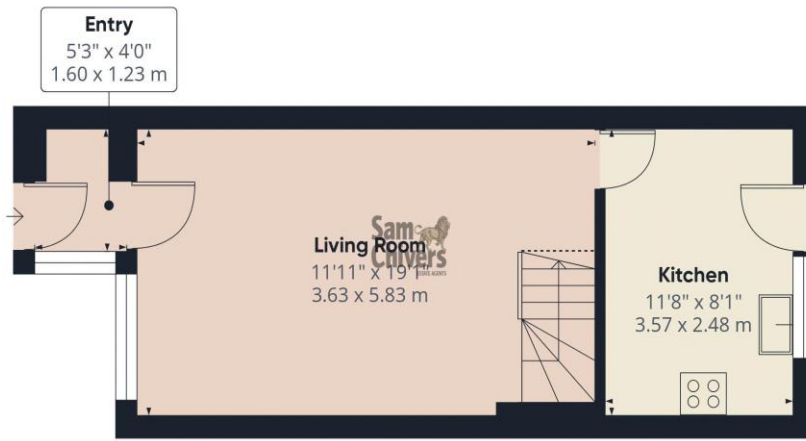
The accommodation comprises entrance porch opening into a roomy lounge dining room with large picture window to front overlooking the front garden. There is a fitted kitchen providing a good range of units and having a window and door onto the garden. On the first floor are two double bedrooms and a recently fitted shower room. Gas central heating and double glazing.

Outside, to the front the property is approached from a lawned and tree pedestrianised area, which makes the property feel nicely tucked away. To the rear is a fully enclosed garden with patio, lawn and garden shed.

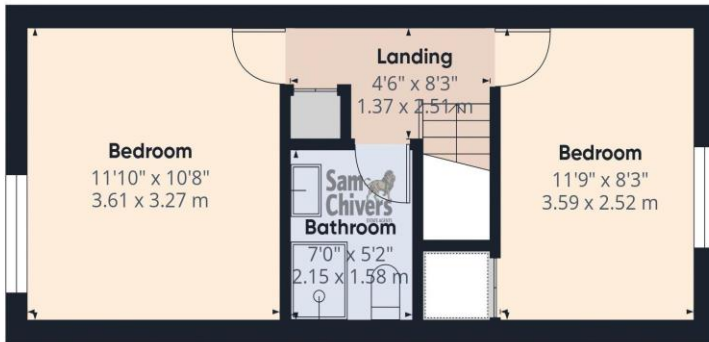
Gated access leaves the garden, and a pathway leads to the garage is a separate block.

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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

790 ft<sup>2</sup>  
73.4 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.9 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.

GIRAFFE360



www.samchiversproperty.co.uk



Sam Chivers Estate Agents



@samchiversestateagents



@samchiversproperty



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 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.