



- A well presented terrace family home backing onto playing fields
- Attractive open plan kitchen, lounge & dining room into conservatory
- Three decent sized bedrooms and attractive family bathroom
- Fully enclosed and level rear garden, patio and artificial lawn
- Quiet courtyard parking to front with single garage
- Close walking distance of a primary school and local shops



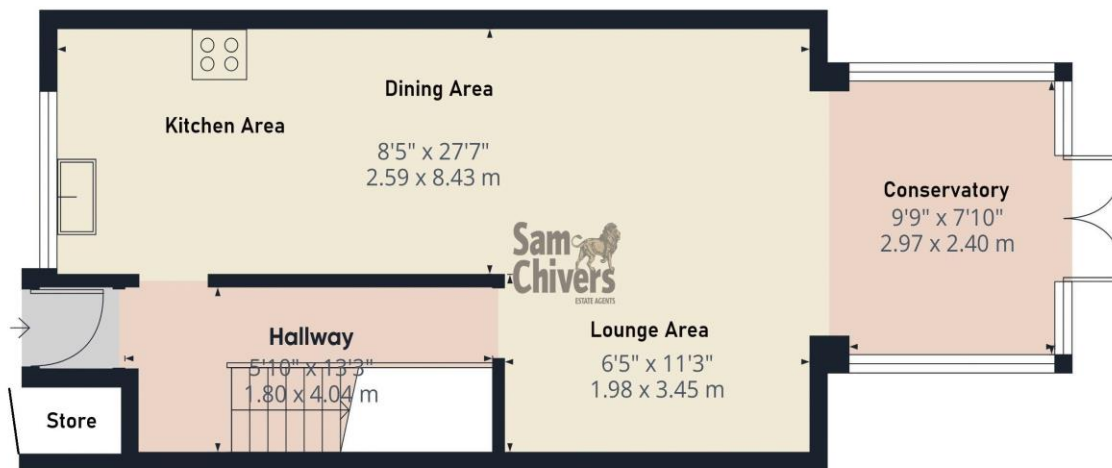
"A light and freshly presented terraced home which backs onto open playing fields and enjoys a quiet courtyard location with convenient parking and garage".

The accommodation comprises, sheltered front door with useful storage cupboard to side. Entrance hallway, opening into an open plan kitchen, lounge, and dining room with an attractive fitted kitchen, integrated appliances, ample space for a dining table and the lounge continues into a conservatory which in-turn opens onto the private garden. On the first floor the landing hosts an airing cupboard and ladder access to the loft space which is boarded with a work bench, power, and lighting. Three bedrooms and family bathroom with shower over bath. Gas central heating and double glazing.

Outside to front there is courtyard parking area with private parking for one car and a single garage with useful boarding to loft area providing ample storage. A small, enclosed yard to front hosts an external storage cupboard. To the rear is a fully enclosed and level garden arranged with patio and artificial lawn and adjoins open playing fields.

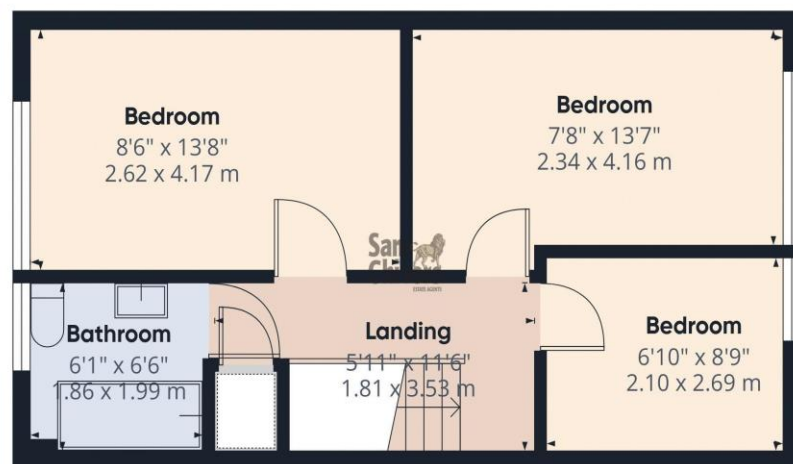
Tenure: Freehold. **Council Tax Band:** C.





Floor 0 Building 1

Approximate total area⁽¹⁾
985 ft²
91.5 m²



Floor 1 Building 1



Floor 0 Building 2

(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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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