



## 12 Ellswood, Steeple View – SS15 4HE

£325,000 Freehold

Council Tax band: C ~ EPC Energy Efficiency Rating: D

This two-bedroom mid-terraced house offers an inviting blend of modern comfort and practical living. Outside you discover a private, low-maintenance garden designed with both relaxation and entertaining in mind. An impressive outbuilding could be used as a fully equipped home office, complete with underfloor heating and a reliable internet connection.



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**Hallway**

**Kitchen**

9' 4" x 5' 4" (2.84m x 1.63m)

**Lounge/Diner**

13' 11" x 11' 8" (4.24m x 3.56m)

**Cloakroom**

**Bedroom**

11' 8" x 8' 5" (3.56m x 2.57m)

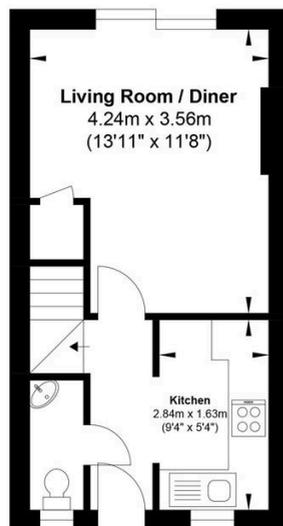
**Bedroom**

11' 8" x 7' 1" (3.56m x 2.16m)

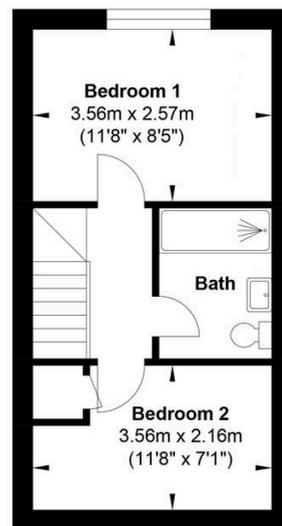
**Bathroom**

7' 4" x 5' 6" (2.24m x 1.68m)

**Outbuilding**



**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 52.0 m2 ... 560 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.