





An excellent opportunity to acquire this well-proportioned three-bedroom property, available with vacant possession and no onward chain. Ideal for first-time buyers or investors, the home boasts generous living space, a versatile layout, and views over open countryside to the rear. Early viewing is highly recommended.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****




ABODE
 SALES & LETTINGS

Porch

A bright and welcoming entrance with UPVC double glazed windows to the front and side elevations, tiled flooring, and a UPVC front door. An internal frosted-glass timber door leads into the lounge/diner.

Lounge/Diner

The lounge features a chimney breast with tiled hearth, timber mantle, and a flue (buyers are advised to have a HETAS engineer inspect for potential use). Built-in storage cupboards provide practical space. An internal sliding glazed door leads to the kitchen.

Kitchen

Fitted with a range of base and eye-level storage units, breakfast bar, and stainless steel sink with drainer. A UPVC double glazed window to the rear provides natural light. Includes electric storage heater and a useful under-stairs storage cupboard. Stairs rise to the first floor landing. Door to:

Utility Room

A practical area with space for freestanding appliances and an eye-level storage cupboard. Rear access via a UPVC double glazed door. Internal door leads to:

Bathroom

A well-appointed three-piece suite including low-level WC, wash hand basin with vanity units, and a bath with electric shower over. The bathroom benefits from two UPVC double glazed frosted windows to the rear and side elevations, along with an electric storage heater.



Landing

With UPVC double glazed window to the rear offering natural light. Fitted smoke alarm and internal doors leading to all bedrooms.

Bedroom One

A good-sized double bedroom with UPVC double glazed window to the front elevation and electric storage heater.







Bedroom Two

Positioned at the rear, this room enjoys stunning views across open fields and mature treelines. Includes built-in storage housing the immersion hot water system.

Second Floor

With door leading to:

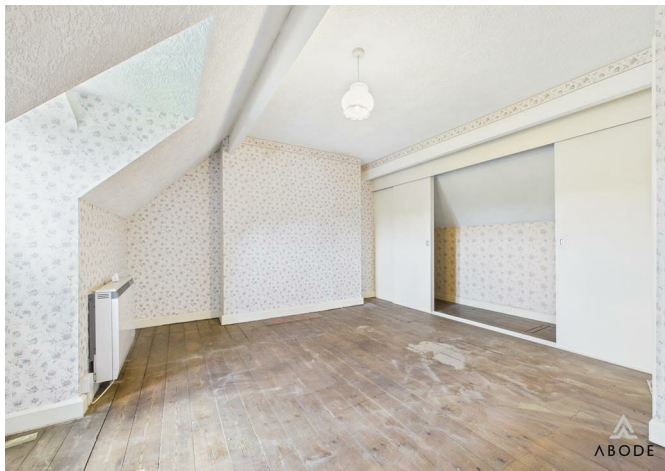
Bedroom Three

Located at the front of the property, this room includes a large built-in double wardrobe with sliding doors and a UPVC double glazed window.

N.b.

Please note: Viewers are advised to wear appropriate footwear during viewings, as some areas may have exposed gripper rods.















Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

84.6 m²

910 ft²

Reduced headroom

0.6 m²

7 ft²

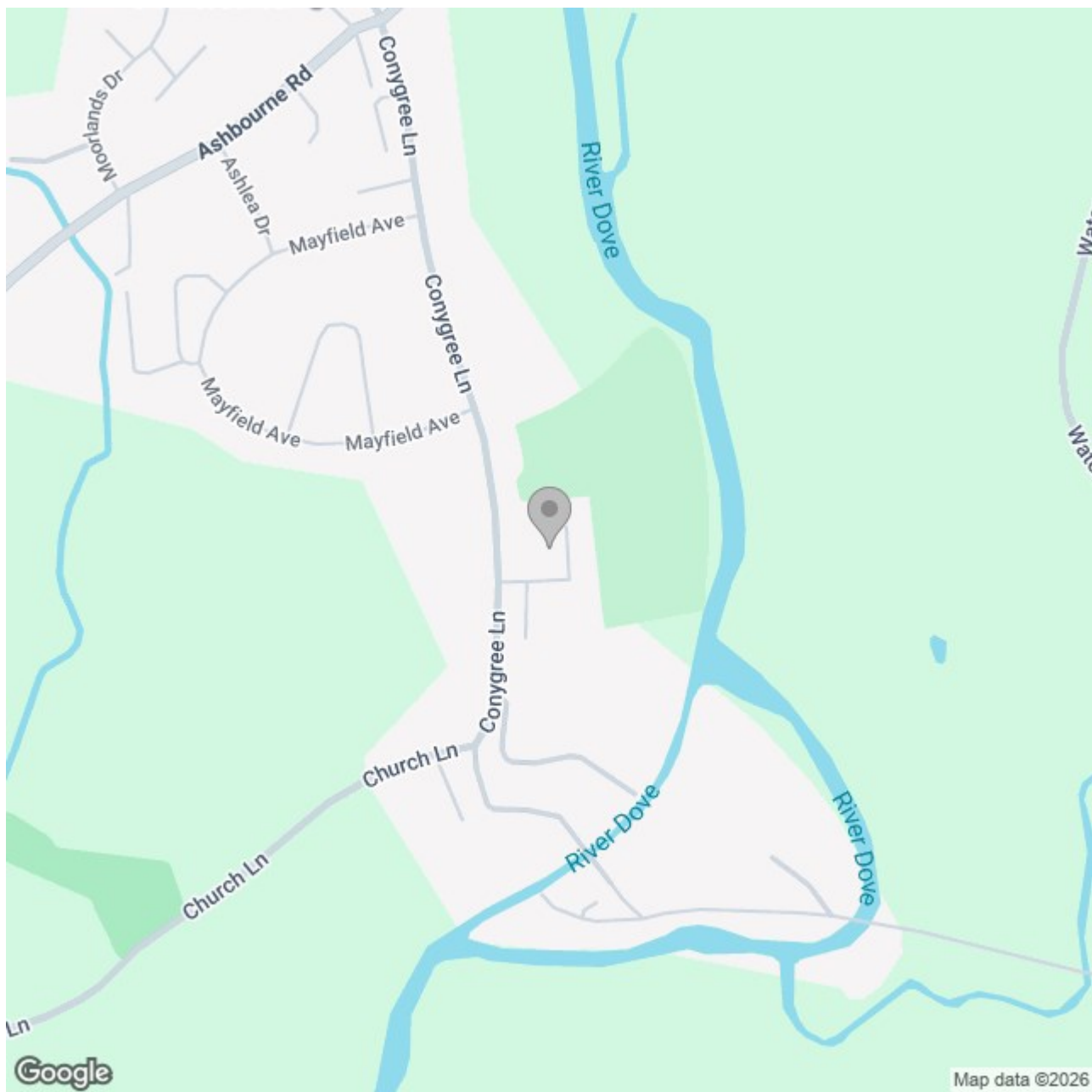
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC 	