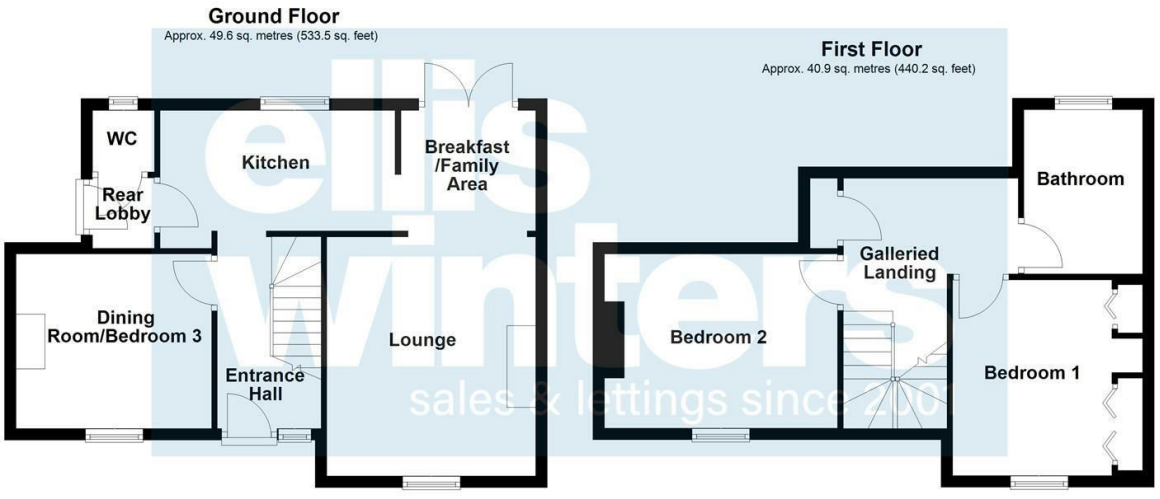

Total area: approx. 90.5 sq. metres (973.7 sq. feet)

Ground Floor

Entrance Hall

Dining Room/Bedroom 3
3.39m (11'1") x 3.03m (9'11")

Kitchen
4.08m (13'5") x 2.10m (6'11")

Rear Lobby

WC

Breakfast/Family Area
2.34m (7'8") x 2.10m (6'11")

Lounge
4.16m (13'8") x 3.62m (11'11")

First Floor

Galleried Landing

Bedroom 1
3.40m (11'2") x 3.29m (10'10")

Bedroom 2
4.04m (13'3") x 2.99m (9'10")

Bathroom
2.86m (9'5") x 2.06m (6'9")

Outside
To the front of the property is a generous enclosed garden, that is laid mainly to lawn, with a gravelled boreder, and mature, well-stocked beds. There is a shared walkway, providing access to the rear garden.
To the rear of the property is a well-kept garden, that is laid mainly to lawn with paved and gravelled seating areas, well-stocked beds and borders, and three timber sheds, two of which have power connected.
There are communal parking areas to both the front and rear of the property, and to the rear there is access to the meadow and river.

Further Information
Tenure: Freehold
Council Tax Band: C
EPC Rating: D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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PROPERTY SUMMARY

A very well-presented, former three bedroom, terraced home, within one of our areas most sought-after village locations. This superb property features a modern kitchen with integrated appliances, a breakfast area/family area, a lounge, a dining room/bedroom 3, a cloakroom, two generous double bedrooms, a galleried landing, and a four-piece family bathroom. Outside there is a generous well-kept garden to the front, and a well-kept enclosed rear garden. There are communal parking areas to both front and rear, and the property is positioned within short walks to the meadow and river.

2

1

3