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## Description

We are delighted to offer to the market this well presented two bedroom mid-terraced home, ideally situated in this favoured Tarring location close to local shops, schools, parks, bus routes and mainline station nearby.

Accommodation offers living room, dining room, kitchen/breakfast room, two bedrooms and a modern refitted family bathroom. The property also benefits from a large loft with Velux window, gas fired central heating and double glazing.

## Key Features

- Well Presented Mid-Terraced Home
- Kitchen/Breakfast Room
- Modern Refitted Bathroom
- Gas Fired Central Heating
- Fully Enclosed Rear Garden
- Two Bedrooms
- Separate Dining Room
- Loft with Velux Window
- Double Glazing
- Council Tax Band B



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Double glazed front door with leaded light frosted windows leading into:

#### Entrance Hall

Radiator, stairs leading up to first floor landing, and door into:

#### Living Room

**4.26 (max) x 3.16 (13'11" (max) x 10'4")**

Double glazed bay window to front, original stripped wood floorboards, radiator, feature fireplace with tiled hearth, built in storage unit with opening oak top, wall mounted TV point, built in recess shelving, two radiators, coved and textured ceiling, door leading into:

#### Dining Room

**4.14 x 2.60 (13'6" x 8'6")**

Double glazed window to rear, feature parquet flooring throughout, radiator, feature wood panelling walls, built-in under stairs storage cupboard housing meters, space for formal dining room table and chairs, decorative coving, skimmed ceiling, and opening through into:

#### Kitchen/Breakfast Area

**2.77 x 1.95 (max) (9'1" x 6'4" (max))**

Single sink unit inset to roll top work surfaces with chrome mixer tap and drainer, matching range of wall and base units with built-in oven, four ring gas hob and extractor hood above, space and plumbing for dishwasher, washing machine and fridge/freezer, extended breakfast bar with space for two stools, part tiled walls, double glazed windows to rear overlooking the garden and double glazed door opening out onto the garden with a feature double glazed Velux window.

Stairs to:

#### First Floor Landing

Wall mounted thermostat, loft hatch leading up to loft which is boarded and insulated with Velux window to rear, the ideal occasional room or office space.

#### Bedroom One

**3.31 x 3.16 (10'10" x 10'4")**

Double glazed window to front, radiator, TV point, range of built-in wardrobes providing hanging space and shelving, further built-in cupboard with bespoke built-in drawers and shelving, picture rail and textured ceiling.

#### Bedroom Two

**3.51 x 1.96 (11'6" x 6'5")**

Double glazed window to rear, space for furniture, TV point, telephone point, picture rail and textured ceiling.

#### Refitted Family Bathroom

Double glazed frosted window to rear, attractive tiled floor, tile panelled enclosed bath with chrome mixer tap and mains shower above with glass screen, feature stone wash hand basin with matching chrome mixer tap inset to a vanity unit below, low level flush WC, part tiled walls, built-in oak finished shelving recess, extractor fan, skimmed ceiling and spotlights.

#### Rear Garden

Attractively landscaped and fully enclosed with wrap-around patio creating a seating area and leading through to gate providing rear access, mainly laid to a decorative shingle with flower and shrub borders and a covered side area, ideal for storage, with outside water tap and outside power.



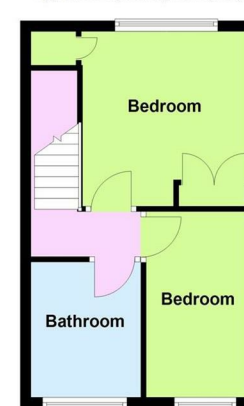


## Floor Plan St. Anselms Road

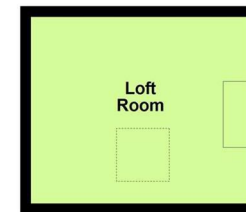
**Ground Floor**  
Approx. 36.7 sq. metres (394.7 sq. feet)



**First Floor**  
Approx. 28.7 sq. metres (308.4 sq. feet)



**Second Floor**  
Approx. 14.6 sq. metres (157.4 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	80
	67
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
 Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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