



# CROFTS ESTATE AGENTS

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Pelham Road

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Offers in the Region Of £168,950

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### Property Introduction

Spacious Two Bedroom Mid-Terrace Town House – No Forward Chain – Close to Town Centre Crofts Estate Agents are delighted to present this spacious two bedroom mid-terrace town house, ideally located within easy reach of the town centre. Offered for sale with no forward chain, this well-maintained property is perfectly suited to first-time buyers, investors or those looking to downsize. The accommodation is set over three floors and offers generous and versatile living space throughout. To the ground floor there is a large utility area with cloakroom off, along with access to the integral garage and rear garden. The first floor comprises a spacious lounge with French sliding doors opening onto a front-facing balcony, creating a bright and airy living space, together with a good sized breakfast kitchen. From the landing there is also access to a second balcony situated at the rear of the property. To the second floor are two well-proportioned double bedrooms and a modern fitted bathroom. The property benefits from gas central heating and uPVC double glazing throughout. Externally, the home enjoys low maintenance paved front and rear gardens with surrounding shrubbery, an integral garage suitable for storage with both internal and external access, and off road parking for multiple vehicles. Early viewing is highly advised to fully appreciate this lovely home.

### Entrance Hallway

uPVC double glazed entry door with adjoining glazed window to the front elevation. Neutrally decorated and having central heating radiator. Staircase to the first floor. Door to the utility room.

### Utility Room

6' 8" x 13' 3" (2.04m x 4.05m)

Offering uPVC double glazed window and entry door to the rear elevation. Base unit with work surfacing and stainless steel sink and drainer over. Plumbing and space for a washing machine and tumble dryer. Newly installed gas boiler. Tiled flooring. Doors to the w.c, garage and rear garden.

### Downstairs WC

6' 8" x 3' 3" (2.04m x 0.99m)

Positioned off the utility room, there is a white W/C. uPVC double glazed window.

### First Floor Landing

Neutrally presented and having staircase leading to the second floor with storage beneath. Door to balcony.

### Lounge

15' 6" x 15' 5" (4.73m x 4.70m)

This well proportioned living room has uPVC double glazed window and sliding patio doors to the front aspect opening to the front balcony. Central heating radiator. Gas fire creating a pleasant focal point.

### Kitchen

10' 0" x 10' 5" (3.039m x 3.177m)

Spacious area with room for a dining table and chairs. White painted walls with white gloss splash back tiles. Grey effect floor tiles. Black marble effect rolltop work surface with cream cupboard doors. Stainless steel sink with mixer tap and drainer to the right hand side. Gas oven and hob, with extractor hood above. Spotlights fitted. Centrally heated radiator. uPVC double glazed window. Plumbing for a dishwasher. Coving and down lighting to the ceiling.

### Second Floor Landing

Access to the two bedrooms and the bathroom.

### Bedroom One

13' 5" x 15' 9" (4.087m x 4.809m) max

White painted walls with cream coloured carpet. Light fitting to pendent. Two uPVC double glazed windows. Centrally heated radiator. Large storage cupboard.

### Bedroom Two

10' 6" x 8' 1" min (3.194m x 2.472m)

White painted walls, dark cream coloured carpet. Centrally heated radiator. uPVC double glazed window. Storage cupboard.

### Bathroom

6' 11" x 7' 9" (2.102m x 2.350m)

White tiled walls with black tiled border for effect. White three piece suite comprising w.c, bath with shower and screen over, hand basin integrated into black marble vanity unit, with storage cupboards below and mirrored storage above. Fitted spotlights. Chrome effect towel rail. uPVC double glazed window.

### Garage

18' 1" x 10' 0" (5.50m x 3.04m)

Access from the outside and through the utility area. Internal light and power.

### Front

Large driveway to the front of the property with space for multiple vehicles, all paved. Shrubbery to the left and right hand side of the driveway. Access to the garage.

### Rear Garden

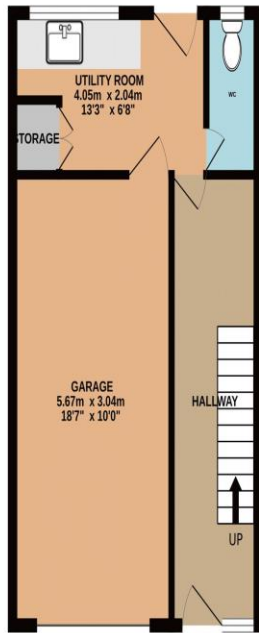
The rear garden enjoys a good degree of privacy and has a fenced perimeter and is mainly gravelled and paved. Mature shrubs and trees.

### Note

Please note - this property is in a conservation area. The road the property is on does have properties that are subject to tree preservation orders. We would encourage any prospective buyer to seek legal advice from their solicitor for further information. Also note the roof was replaced in 2019 by the well known local roofer Jason Wilkins.



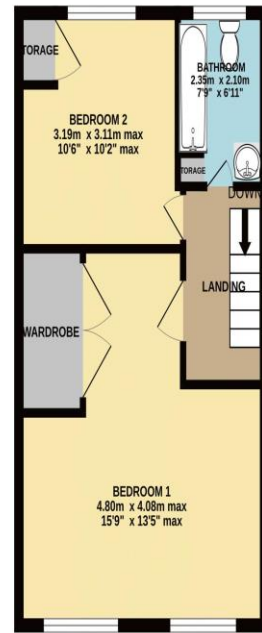
GROUND FLOOR  
36.2 sq.m. (389 sq.ft.) approx.



1ST FLOOR  
36.0 sq.m. (387 sq.ft.) approx.



2ND FLOOR  
36.2 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA: 108.3 sq.m. (1166 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |