





Offered for sale with no onward chain and vacant possession, this well-proportioned two-bedroom property provides spacious and practical accommodation arranged over two floors.

The ground floor comprises an entrance hallway, a comfortable lounge and a generous kitchen with three rear-facing windows, a range of matching wall and base units, useful appliance space and access to a side porch. The side porch leads to a convenient ground-floor WC.

To the first floor are two well-proportioned bedrooms, both benefiting from built-in or additional storage, together with a family bathroom fitted with a three-piece suite and electric shower over the bath. The property also benefits from loft access and useful storage throughout.

Externally, the property enjoys convenient side access and offers a practical layout suited to a variety of buyers.

With its generous accommodation, two bedrooms, ground-floor WC, well-equipped kitchen and the significant benefits of no onward chain and vacant possession, this property represents an excellent opportunity for first-time buyers, couples, downsizers or investors.



Entrance Hallway

Accessed via a UPVC double-glazed door to the front elevation, the entrance hallway provides a welcoming approach to the property. The hallway benefits from a staircase rising to the first-floor landing, a useful meter cupboard housing the electrical meter and consumer unit, a smoke alarm and an internal door leading through to the lounge.

Lounge

A well-proportioned reception room featuring a UPVC double-glazed window to the front elevation, providing an abundance of natural light. Further benefits include a master telephone point, central heating radiator and an internal door leading through to the kitchen.

Kitchen/Diner

The kitchen is fitted with a comprehensive range of matching wall and base-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces.

The kitchen benefits from three UPVC double-glazed windows to the rear elevation, creating a bright and well-lit space. Features include a Worcester Bosch central heating combination gas boiler, stainless-steel sink and drainer with mixer tap, plumbing and space for freestanding under-counter white goods and a stainless-steel extractor hood.

Further benefits include a carbon monoxide detector, ceiling spotlighting, central heating radiator and an internal door leading through to the side porch.







Side Porch

The side porch provides useful additional access and benefits from a UPVC double-glazed frosted side-entry door, smoke alarm and an internal door leading through to the ground-floor WC.

W.C.

A convenient ground-floor cloakroom featuring a UPVC double-glazed frosted window to the side elevation, low-level WC and central heating radiator.

Landing

The first-floor landing features a UPVC double-glazed window to the side elevation, allowing natural light into the space. There is a smoke alarm, access to the loft space via a loft hatch and internal doors leading to both bedrooms and the family bathroom.

Bedroom One

A spacious principal bedroom featuring a UPVC double-glazed window to the front elevation and central heating radiator. The room also benefits from a useful over-stairs storage cupboard, complete with hanging rail, providing valuable additional storage.

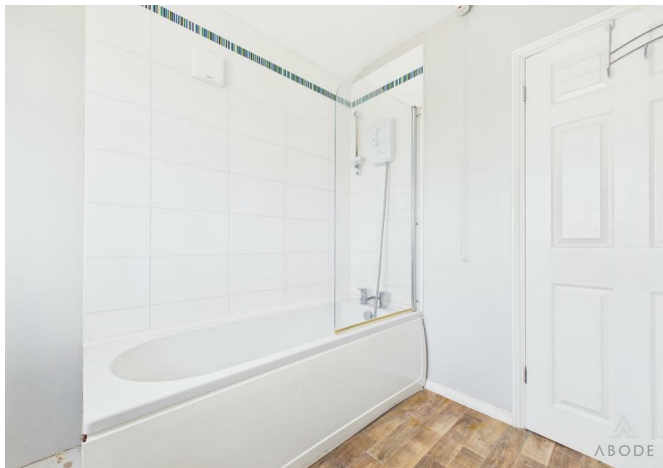
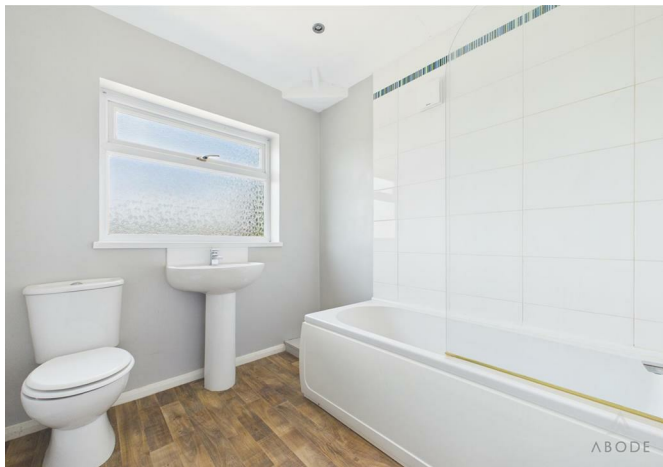
Bedroom Two

A well-proportioned second bedroom featuring a UPVC double-glazed window overlooking the rear elevation and central heating radiator. The room also benefits from a built-in storage cupboard with hanging rail.

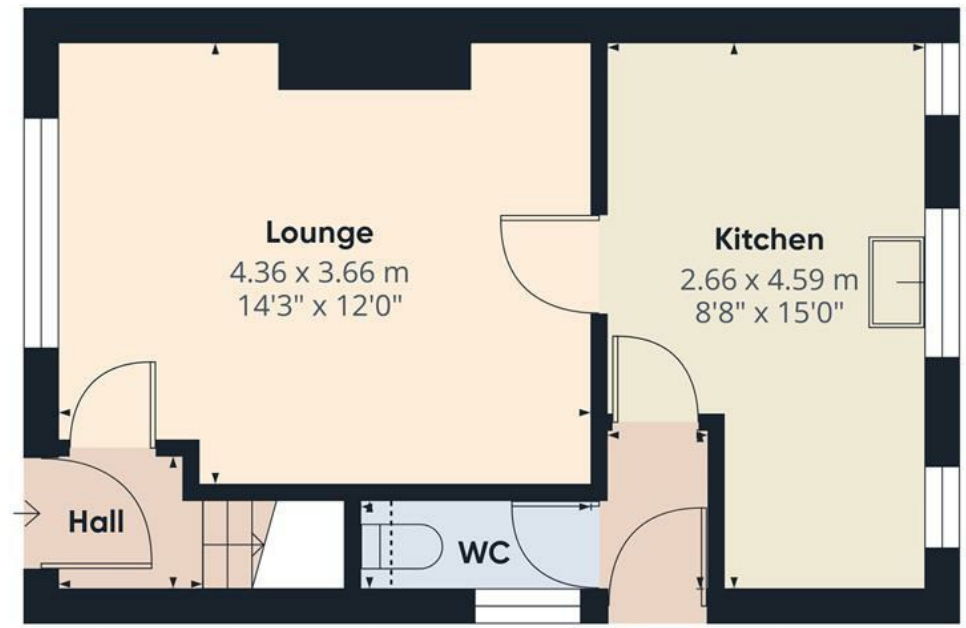
Bathroom

The family bathroom is fitted with a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap and bath with glazed shower screen and electric shower over.

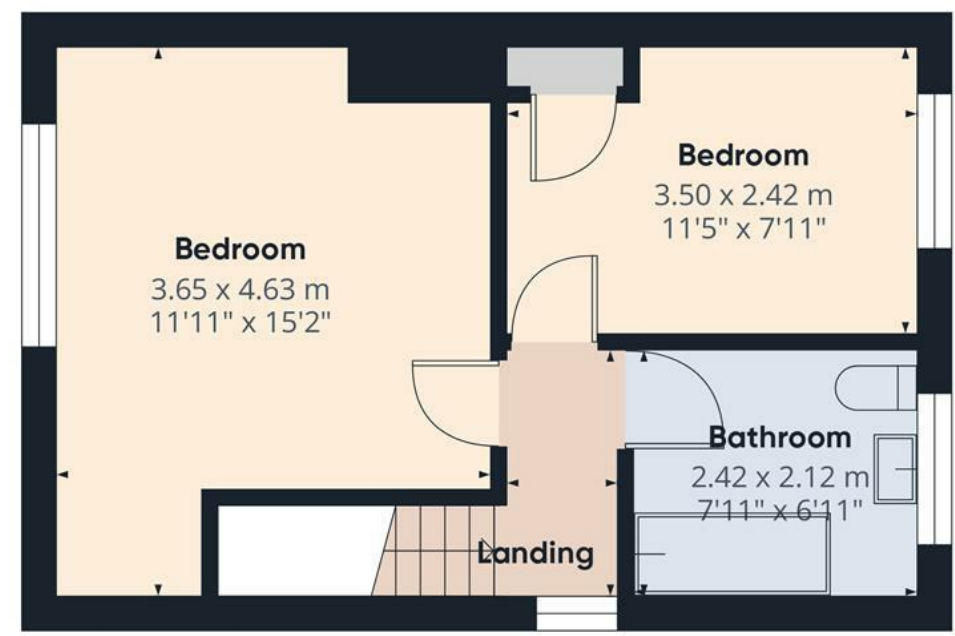
The room features tiled wall coverings, a UPVC double-glazed frosted window to the rear elevation, extractor fan, ceiling spotlighting and central heating radiator.







Floor 0



Floor 1



Approximate total area⁽¹⁾
60.9 m²
655 ft²

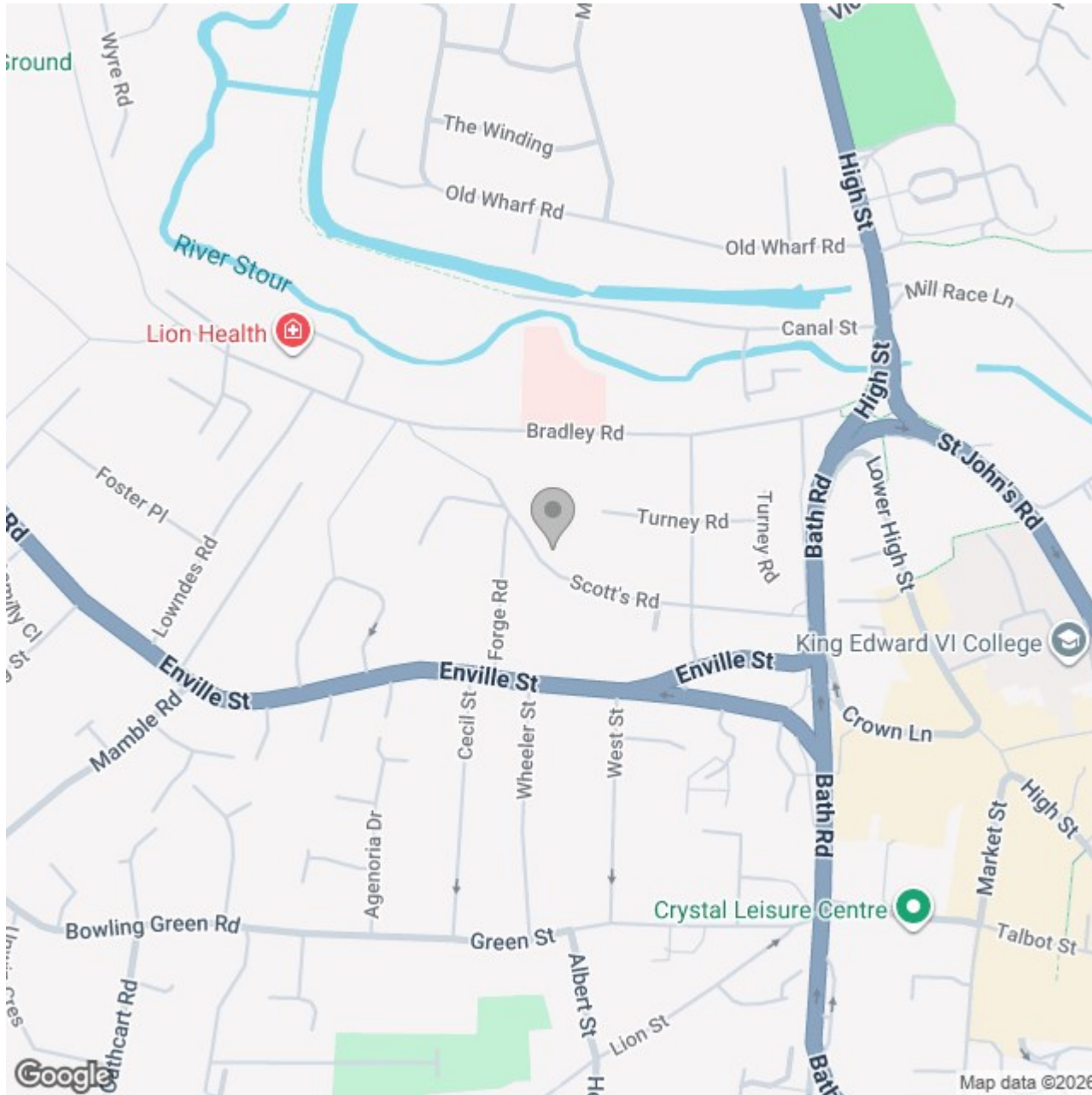
Reduced headroom
0.2 m²
2 ft²

(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		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 