

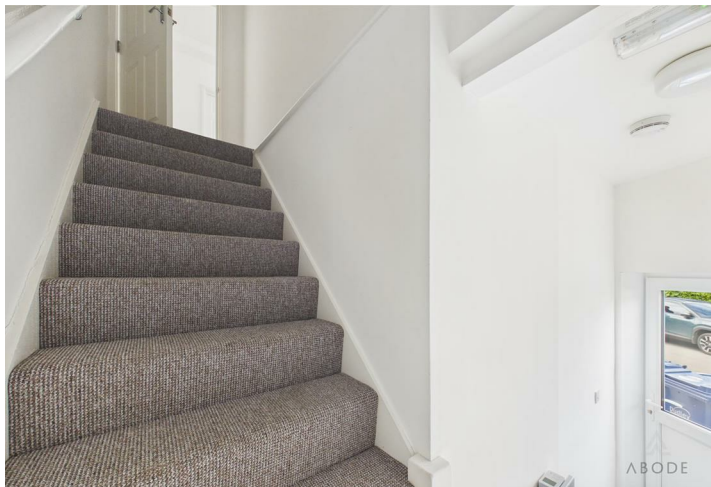




The property is accessed via a private entrance leading to the first-floor landing, which opens into a bright and comfortable lounge featuring a front-facing UPVC double-glazed window and useful media connections. The separate kitchen is fitted with a range of units, integrated cooking appliances, and space for freestanding white goods, along with an overstairs storage cupboard housing the immersion heater.

There is a well-sized bedroom with a side-facing window and a modern bathroom fitted with a three-piece suite, including a shower over bath and contemporary fittings.

Further benefits include electric heating, UPVC double glazing, and a practical layout suited to first-time buyers or investors.



Ground Floor Entrance

Accessed via a UPVC double glazed front entrance door, leading into the staircase rising to the first floor landing. There is an electric radiator providing heating to the entrance area.

Landing

With smoke alarm and internal doors providing access to the main accommodation.

Lounge

A bright reception room with UPVC double glazed window to the front elevation. Features include two electric radiators, smoke alarm, telephone point, TV aerial point, and internal doors leading through to the kitchen.

Kitchen

Fitted with a range of base and eye-level units with drawers and complementary roll-edge work surfaces. A UPVC double glazed window to the front elevation provides natural light.

Integrated appliances include a four-ring hob with oven and grill beneath, and a stainless steel sink and drainer with mixer tap. There is plumbing and space for freestanding white goods. Additional features include an overstairs storage cupboard housing the hot water immersion heater, electrical consumer unit, thermostat, extractor fan, and an electric radiator.

Bedroom

A well-proportioned room with UPVC double glazed window to the side elevation and electric radiator.



Bathroom

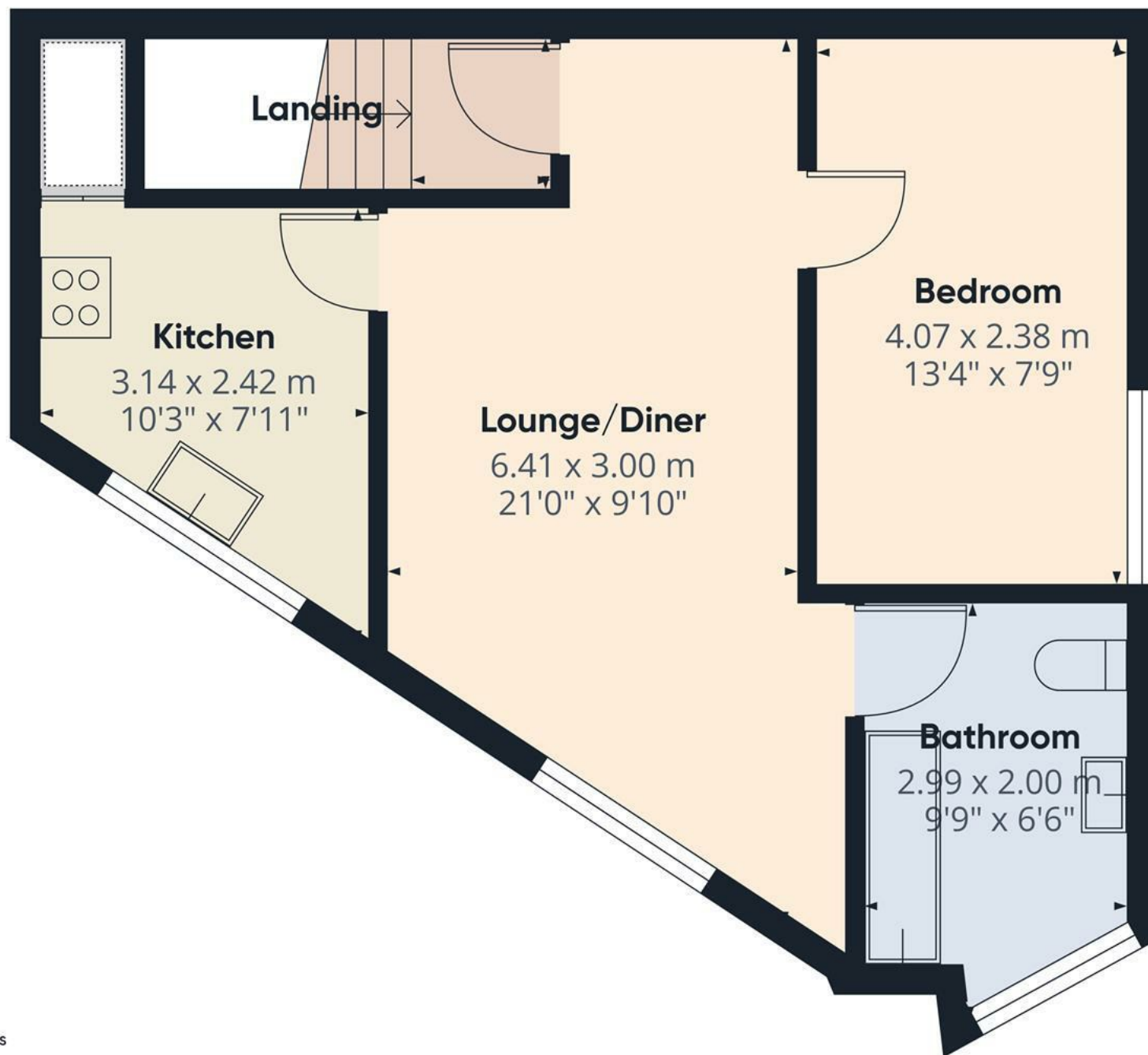
Fitted with a UPVC double glazed frosted window to the front elevation. The bathroom comprises a three-piece suite including low-level WC, pedestal wash hand basin with tiled splashback, and a bath with glass screen and shower over. Further benefits include wall tiling, chrome heated towel rail, shaving point, and extractor fan.

Tenure

We are informed that this property is freehold.







Approximate total area⁽¹⁾

38.6 m²

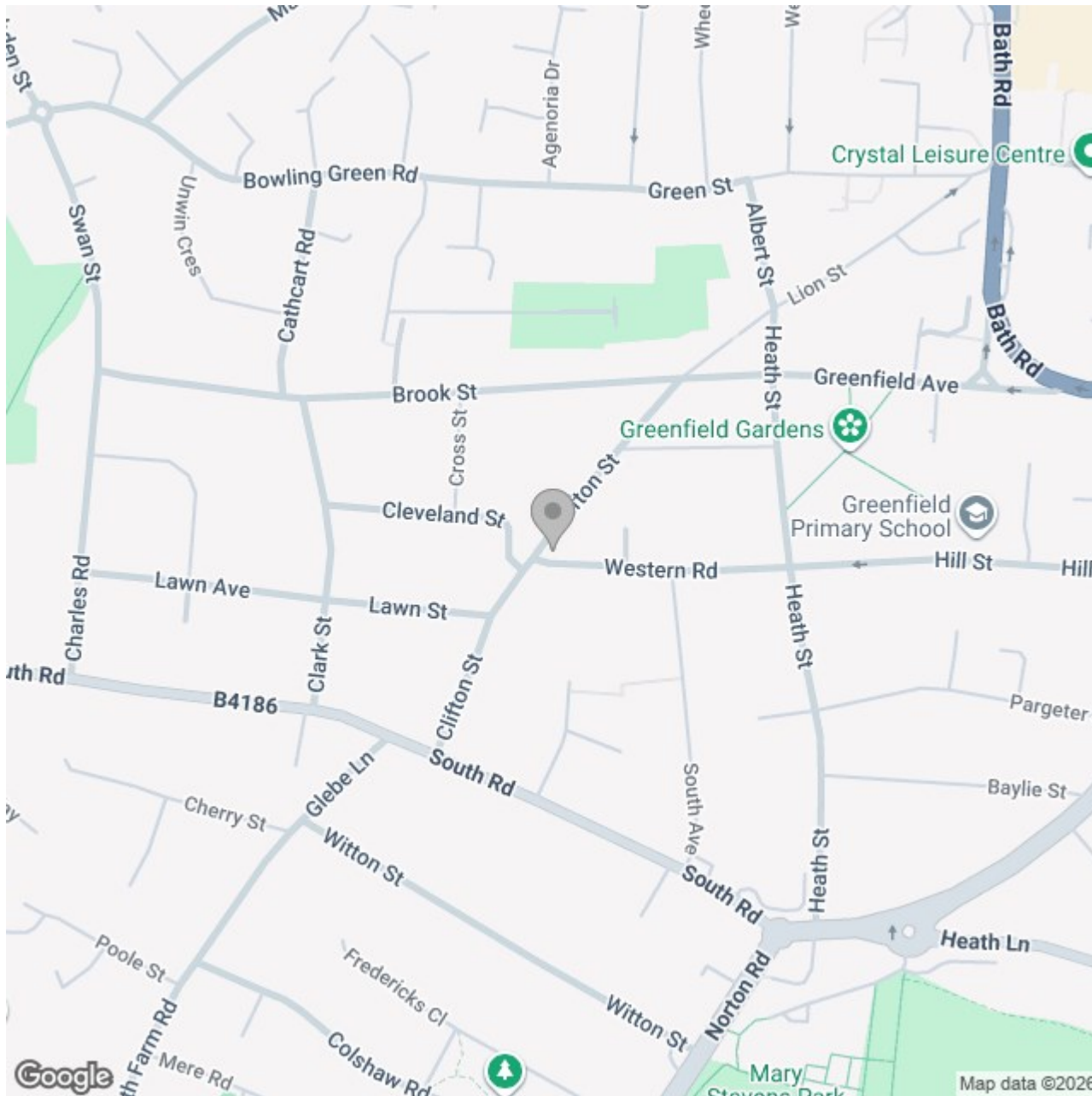
416 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	