





Offered for sale with NO UPWARD CHAIN stands this much improved and well maintained two bedroom Victorian end-of-terrace house in a sought-after residential setting. This charming period home benefits from private side access and a driveway.

The internal layout provides spacious accommodation, briefly comprising: entrance hallway, two reception rooms (living room and sitting room), a re-fitted kitchen, and a ground floor utility/bathroom combination. To the first floor are two generously sized double bedrooms. The property retains traditional proportions and offers excellent scope for cosmetic improvement or reconfiguration if desired.



ABODE
SALES & LETTINGS

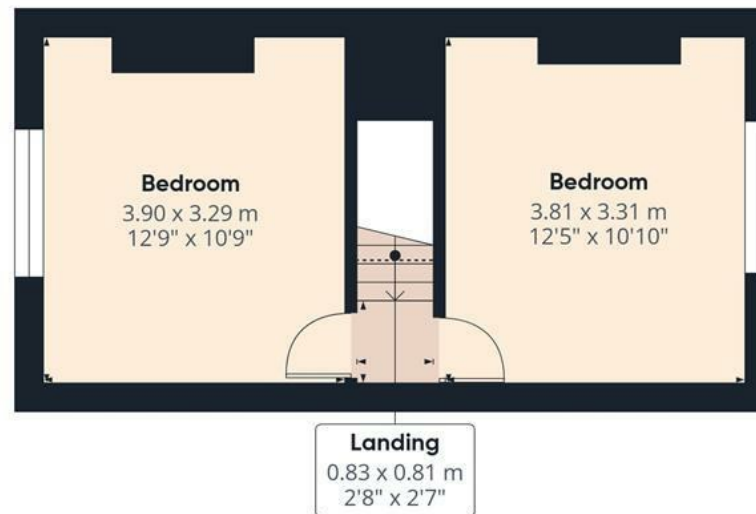




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Floor 0



Floor 1



Approximate total area^m
68.2 m²
734 ft²

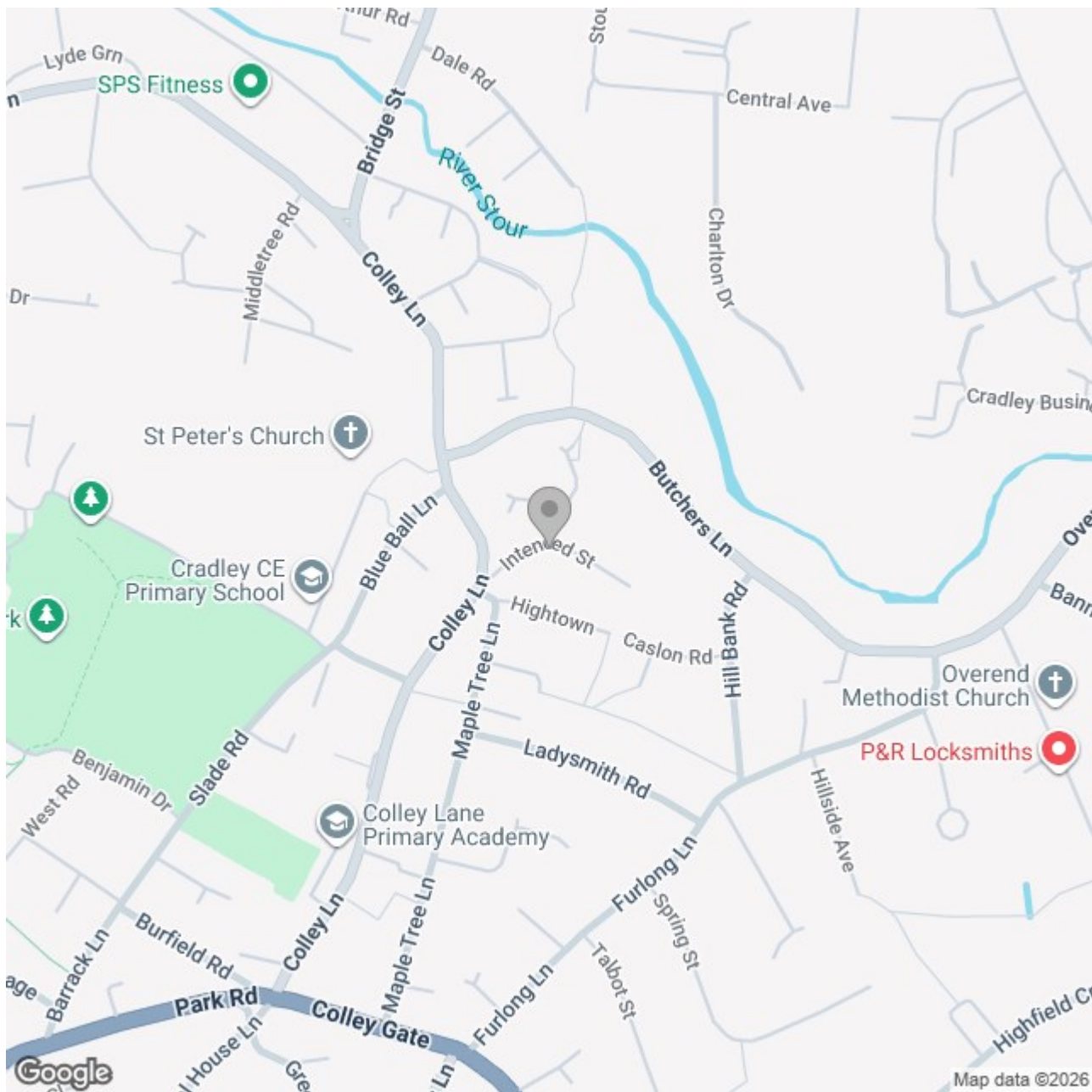
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	