



Situated on Woodlands Road, this three-bedroom terraced house is ideally located close to local shops, schools, and parks, and is within walking distance of mainline rail links.

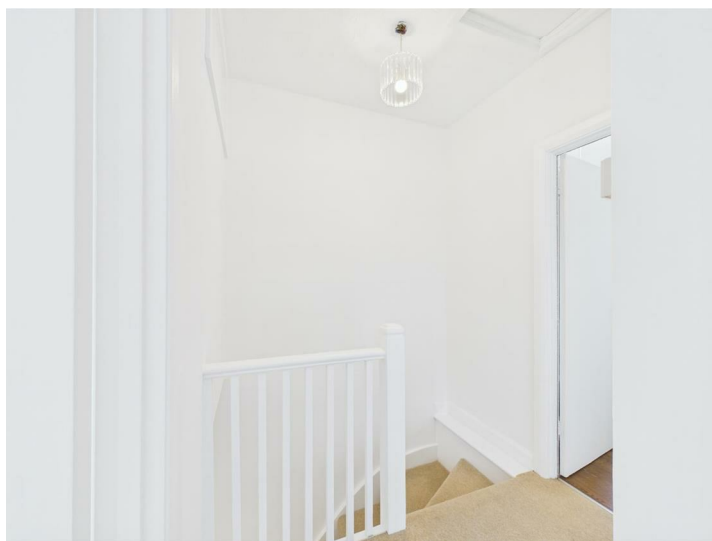
The accommodation briefly comprises an entrance hall, a spacious sitting/dining room, kitchen, downstairs cloakroom, and rear lobby on the ground floor. To the first floor, there is a landing, three bedrooms, and a family bathroom.

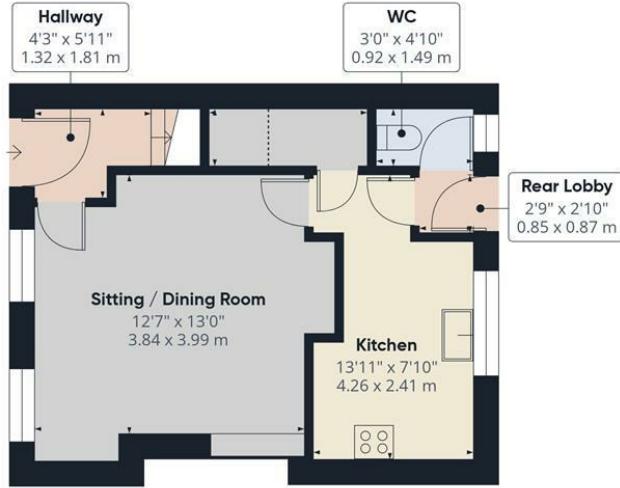
Externally, the property benefits from a gravelled front garden and a large rear garden. Additional features include a generous understairs storage cupboard and a newly fitted combination boiler.

Offered with no onward chain, this property presents an excellent opportunity for first-time buyers, families, or investors. An internal viewing is highly recommended to fully appreciate all that this home has to offer.

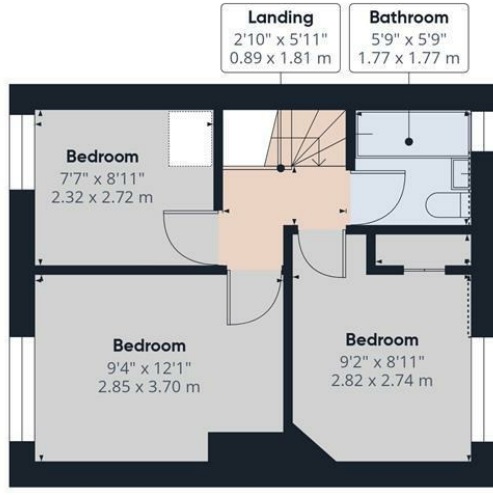
- Three Bedrooms
- Kitchen with Newly Fitted Boiler
- Generous Rear Gardens
- Walking Distance of Shops, Schools & Local Amenities
- NO ONWARD CHAIN
- Sitting/Dining Room
- Downstairs Cloakroom / Upstairs Bathroom
- Gravel Area to Front
- Ideally situated within Walking Distance of Mainline Rail Links







Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**  
 682 ft<sup>2</sup>  
 63.3 m<sup>2</sup>

**Reduced headroom**  
 9 ft<sup>2</sup>  
 0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing