



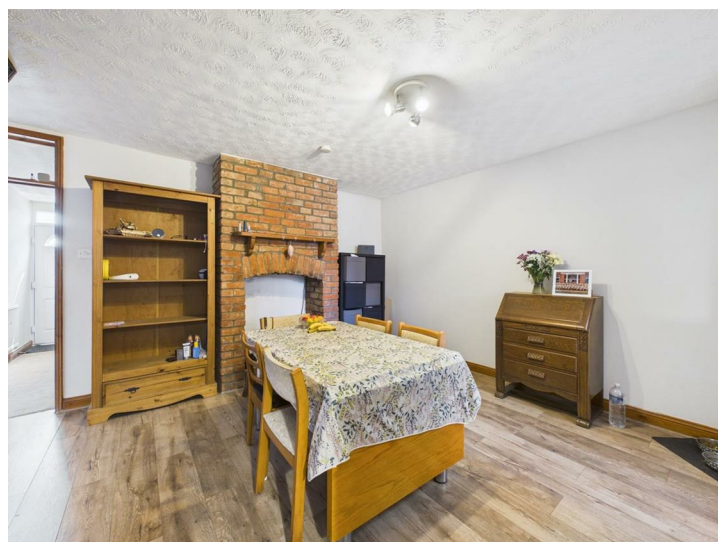
Stamp your mark on this three-bedroom period terraced home, ideally situated on the highly sought-after Parliament Street, within easy walking distance of mainline railway links, shops, parks, and well-regarded schools.

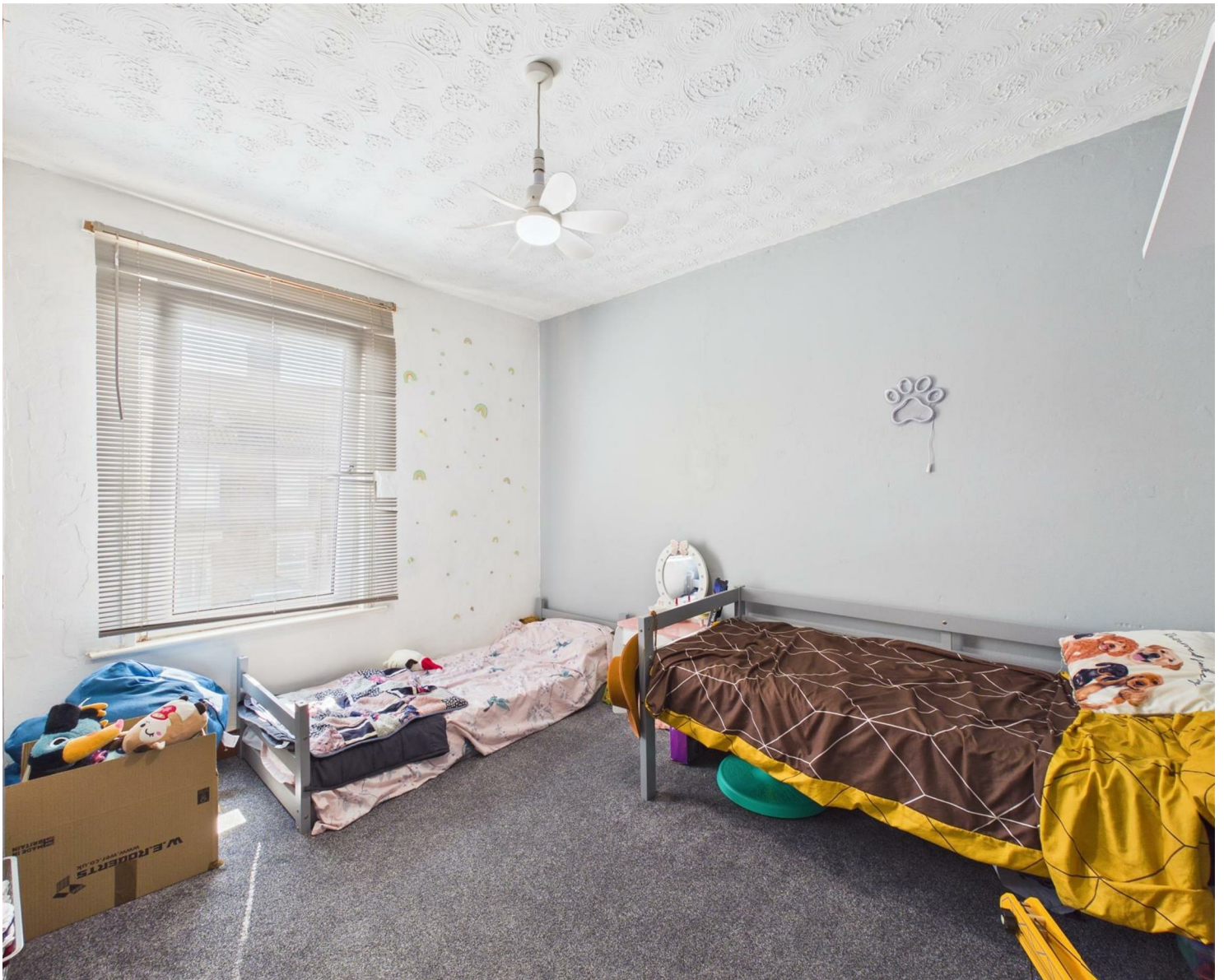
Offered for sale with no onward chain, the accommodation briefly comprises an inviting sitting room, separate dining room, fitted kitchen, family bathroom, and a useful rear utility/porch on the ground floor.

The first floor offers three bedrooms, while the converted loft, accessed via a fixed staircase, provides a versatile additional space suitable for a home office, hobby room, or occasional accommodation (subject to any necessary consents).

Externally, the property benefits from off-road driveway parking to the front, garden to rear, and a detached double garage, offering excellent storage or workshop potential.

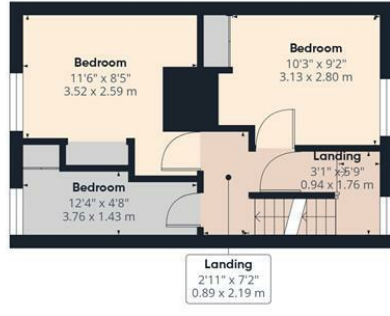
- Three-bedroom period terraced home
- Within walking distance of mainline railway links
- Offered for sale with no onward chain
- Ground floor utility/porch for added convenience
- Off-road driveway parking to the front
- Highly sought-after Parliament Street location
- Close to shops, parks, and well-regarded schools
- Two generous reception rooms
- Attic space with fixed staircase providing versatile additional space
- Detached double garage to the rear







Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1403 ft²
130.4 m²

Reduced headroom
53 ft²
5 m²

(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.

GIRAFFE360



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