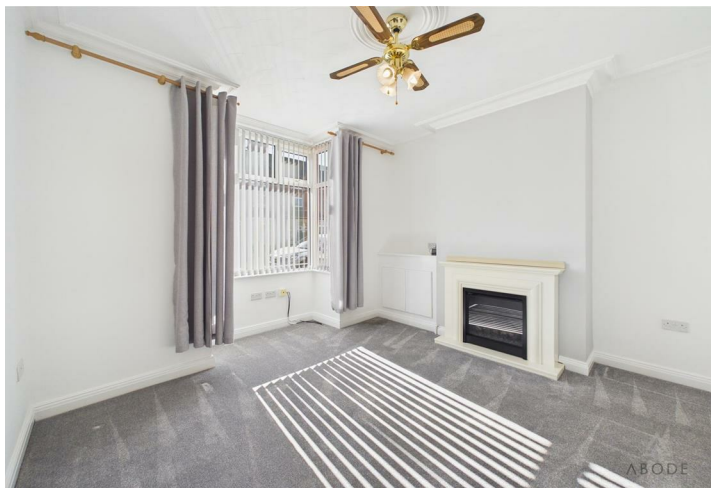






A well-presented three-bedroom traditional terraced home offering spacious accommodation arranged over two floors. The property benefits from two reception rooms, a fitted kitchen, a large ground floor bathroom with separate bath and shower, and three well-proportioned bedrooms. Externally, there is a low-maintenance frontage and an enclosed rear garden with patio and lawn.



## Accommodation

### Ground Floor

The accommodation is entered via a front entrance door leading into the hallway, with stairs rising to the first floor and doors leading through to the main living spaces.

To the front elevation is a living room featuring a bay window and a fireplace, providing a focal point to the room.

To the rear is a second reception room, currently used as a dining room, also benefiting from a fireplace and offering good space for furnishings.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a gas hob, oven, and sink with drainer. A door leads through to the rear of the property.

The ground floor is completed by a spacious bathroom comprising a bath, separate shower cubicle, wash hand basin, and WC.

### First Floor

The first floor landing provides access to three bedrooms and a separate WC.

The main bedroom is positioned to the front and is a particularly spacious room, featuring fitted wardrobes.

Bedroom two is a further double room, also benefiting from fitted storage.



Bedroom three is a single room, suitable for use as a bedroom, office, or dressing room.

A separate WC is located off the landing.

### Outside

To the front of the property is a low-maintenance forecourt set behind a brick wall.

To the rear is an enclosed garden featuring a paved patio area directly off the property, leading to a lawn with







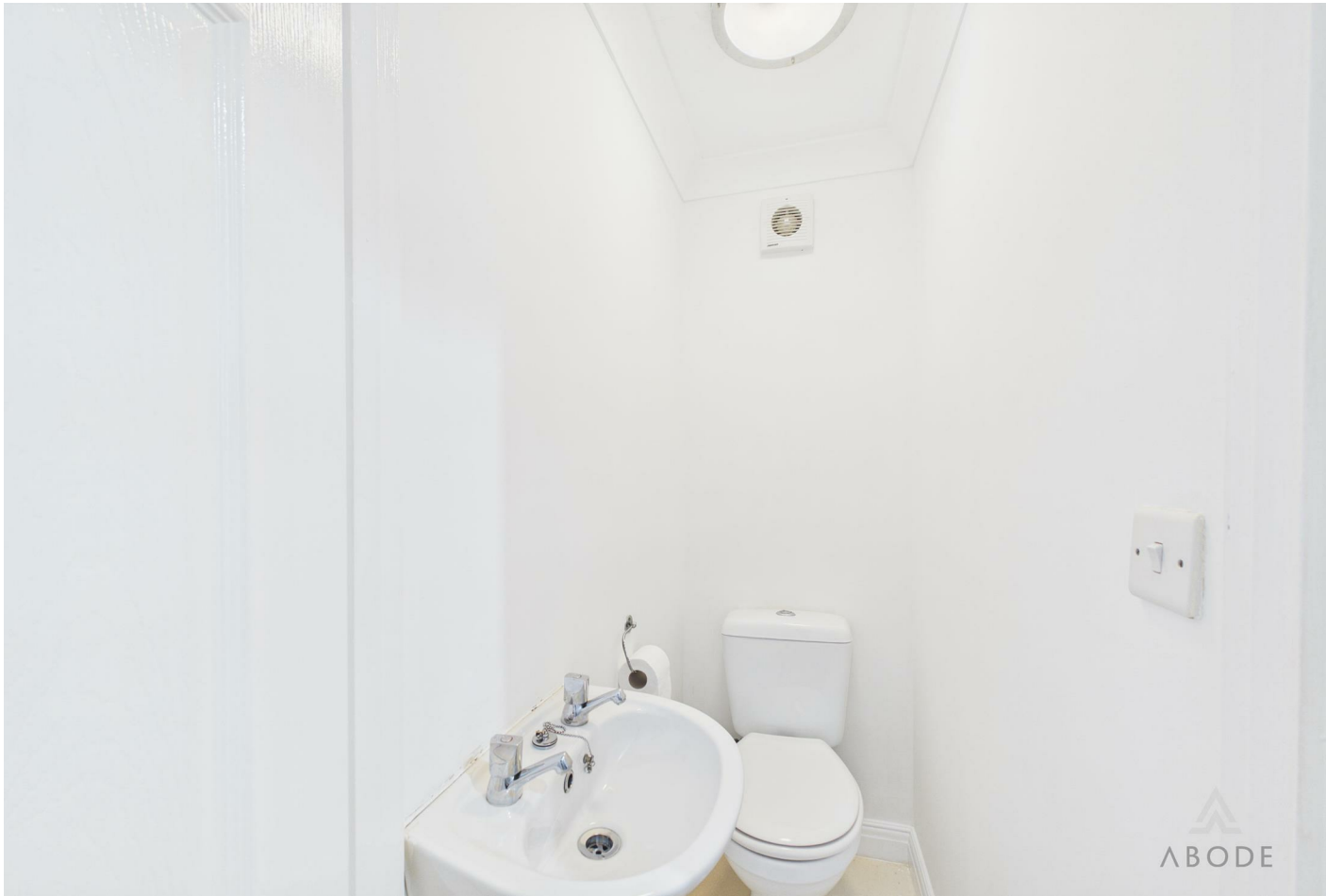
planted borders and a garden shed positioned to the rear.  
The garden is enclosed by timber fencing.

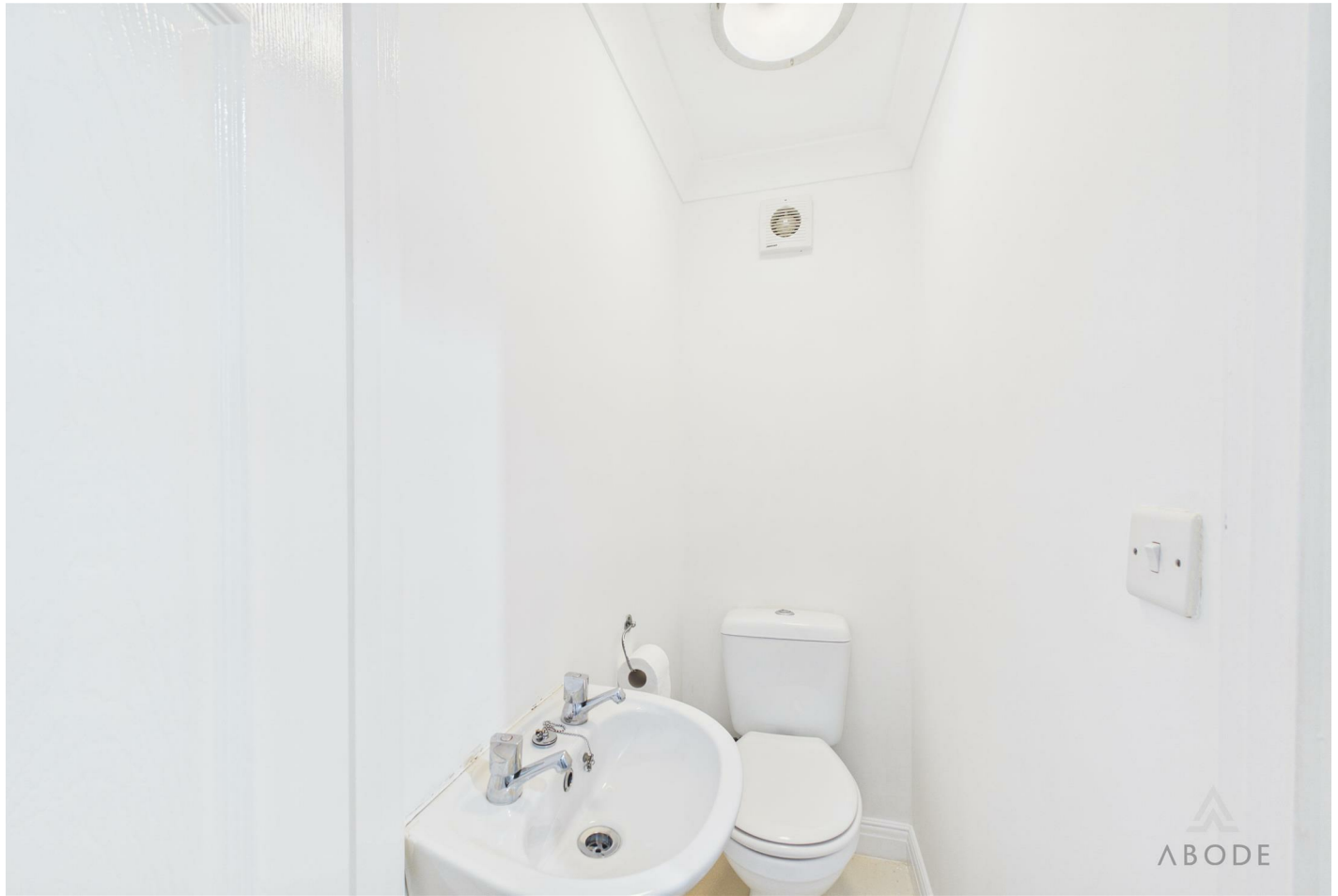


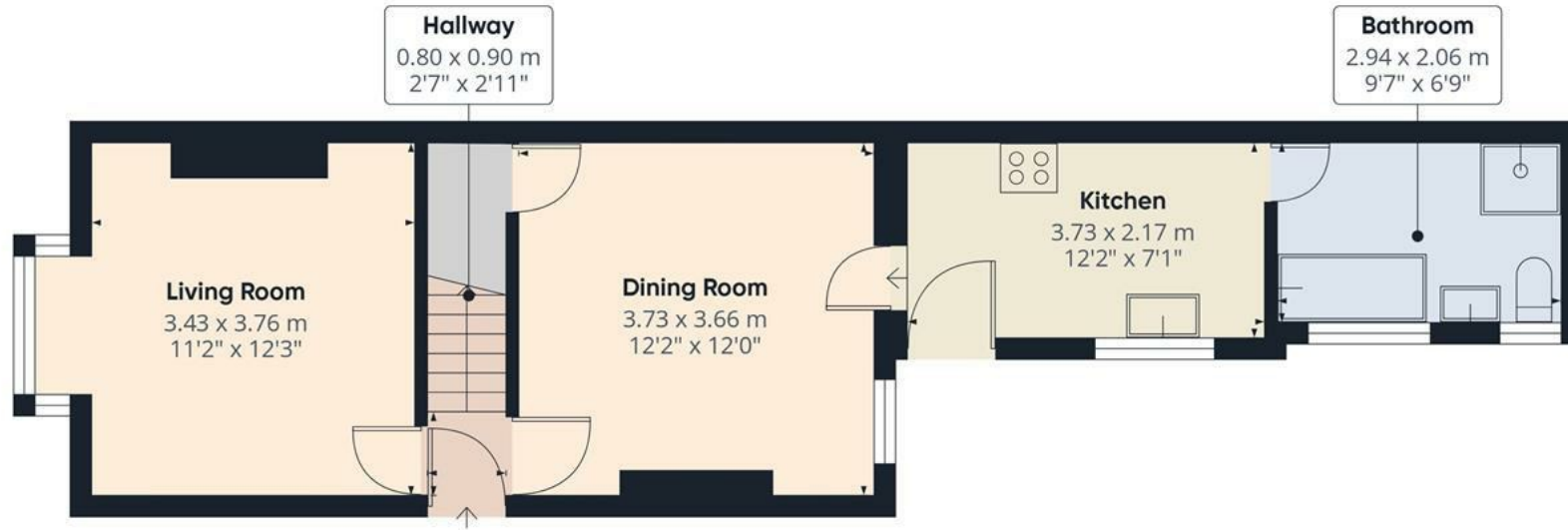




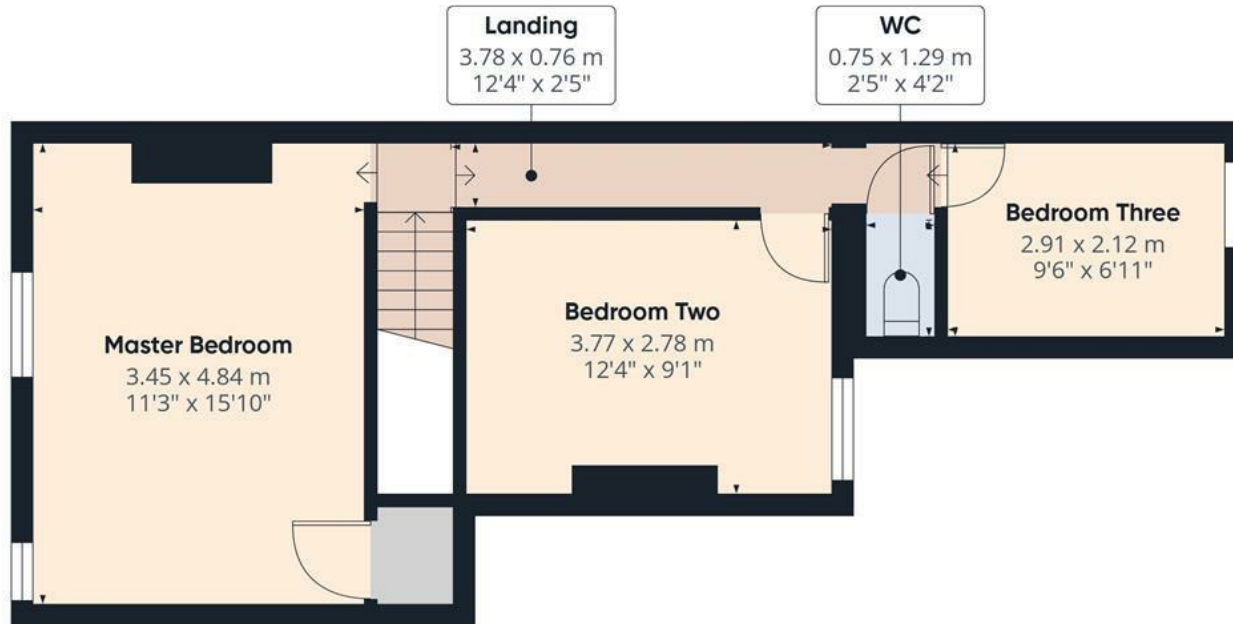








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

82.6 m<sup>2</sup>

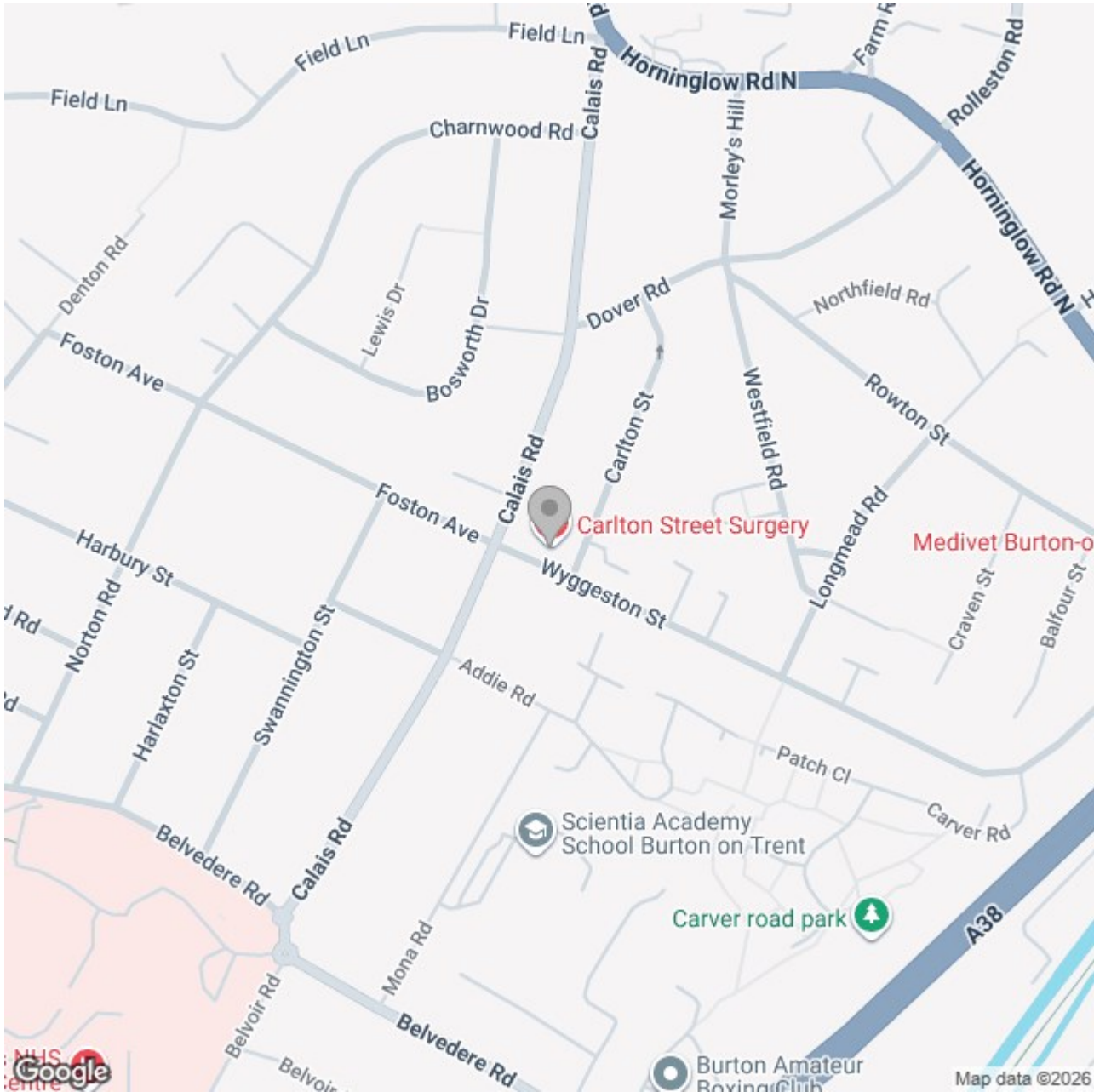
889 ft<sup>2</sup>

(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.

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### 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>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	