



- A mature semi-detached house occupying a large corner plot
- Entrance hallway, lounge with tiled fireplace, gas central heating
- Fitted kitchen and separate dining room with views of garden
- Outhouse perfect to become a utility room with separate w.c.
- Three well proportioned bedrooms and family bathroom
- Extensive south-westery facing lawn and patio gardens



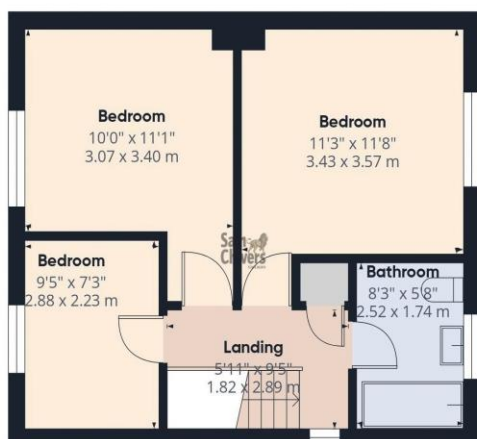
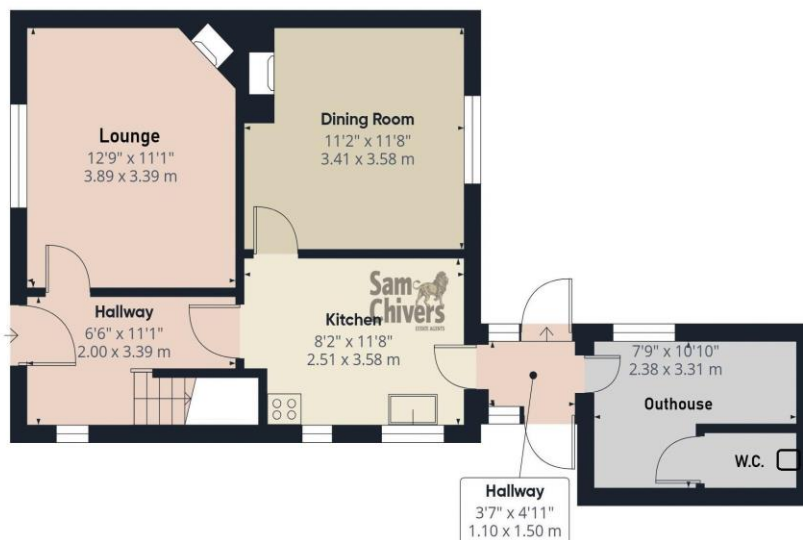
"A mature semi-detached house occupying a large corner plot, internally the property requires general cosmetic updating but will make for a lovely family home with space to grow".

The accommodation comprises entrance hallway with staircase rising to first floor and doors to lounge & kitchen. The lounge situated to front has a tiled fireplace (not used) and a pleasant private aspect across the front garden with mature planting and trees. There is a light and airy kitchen to rear with views of the side garden and doors to a dining room with tiles fireplace and window overlooking the rear garden (a perfect option for patio doors onto the garden with necessary regulations completed). Also from the kitchen is a door into the rear lobby which in turn has doors to both garden and into an "outhouse" which would lend itself well to become a utility room, there is also a separate toilet as well. On the first floor are three well-proportioned bedrooms and a family bathroom with shower over bath. Gas central heating and double glazing.

Outside to front there is a gated pathway leading to the front door and bordered by level lawns and mature planting. To the side is an expansive lawn enclosed by a low-lying wall, this area is thought to potentially provide the possibility to extend and create private parking however planning permission would be required. To the rear is a level patio and gravelled garden. The rear and side garden enjoy a sunny south-westerly direction.

Tenure: Freehold. **Council Tax Band:** B.





Approximate total area⁽¹⁾
 946 ft²
 87.8 m²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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