



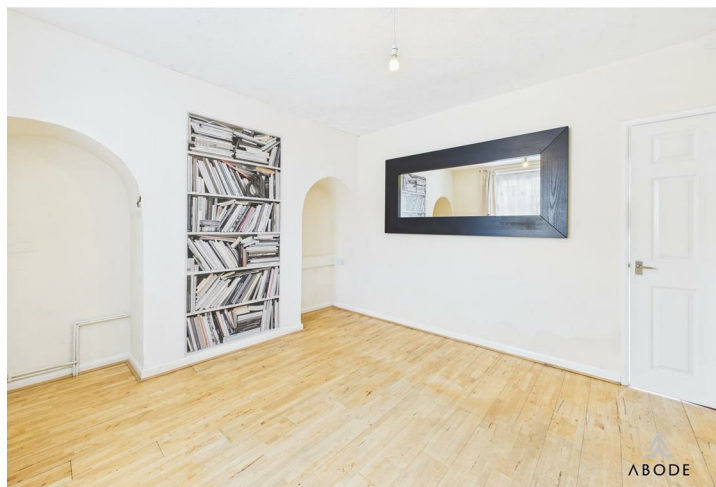


This spacious and well-maintained three-bedroom mid-terrace property is offered for sale, presenting an excellent opportunity for first-time buyers, growing families, or investors alike. Sold with no upper chain and boasting off-road parking and generous living accommodation throughout, the property combines comfort, practicality, and convenience in a sought-after location.

Upon entering, you are welcomed by a bright and inviting porch leading into a hallway leading to a spacious living room, ideal for both relaxing and entertaining. The property features a modern breakfast kitchen with ample storage and workspace, perfectly suited to everyday family living. To the rear a generously sized garden, with patios ideal for outdoor dining, children's play, or simply enjoying the warmer months. The property further benefits from open aspects and countryside views to the rear.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for families, guests, or home working, alongside a clean and functional family bathroom. The property also benefits from UPVC double glazing throughout, enhancing energy efficiency and comfort year-round.

Conveniently located close to local amenities, schools, and excellent transport links, this fantastic home offers both space and accessibility. Early viewing is highly recommended to fully appreciate all that this property has to offer.



Porch

Entered via a UPVC double glazed front entrance door with accompanying UPVC double glazed window to the front elevation. Featuring tiled flooring throughout and an internal frosted UPVC door leading to:

Hallway

With staircase rising to the first-floor landing, central heating radiator, thermostat control, and internal door leading to:

Lounge

A well-proportioned reception room with a UPVC double glazed window to the front elevation, central heating radiator, TV point, and telephone point. Internal door leading to:

Kitchen

Fitted with a range of matching wall and base units with complementary drop-edge work surfaces. Incorporating a one-and-a-half stainless steel sink and drainer with mixer tap, integrated oven and grill, electric hob with stainless steel extractor hood over, Integrated fridge, space for integrated freezer, and a breakfast bar area. A UPVC double glazed window overlooks the rear elevation, while UPVC double glazed sliding patio doors provide access to the rear garden.

Landing

With loft access via hatch and internal doors leading to:

Bedroom One

With a UPVC double glazed window to the front elevation and central heating radiator.







Bedroom Two

Featuring a UPVC double glazed window to the rear elevation, central heating radiator, and useful built-in storage cupboard.

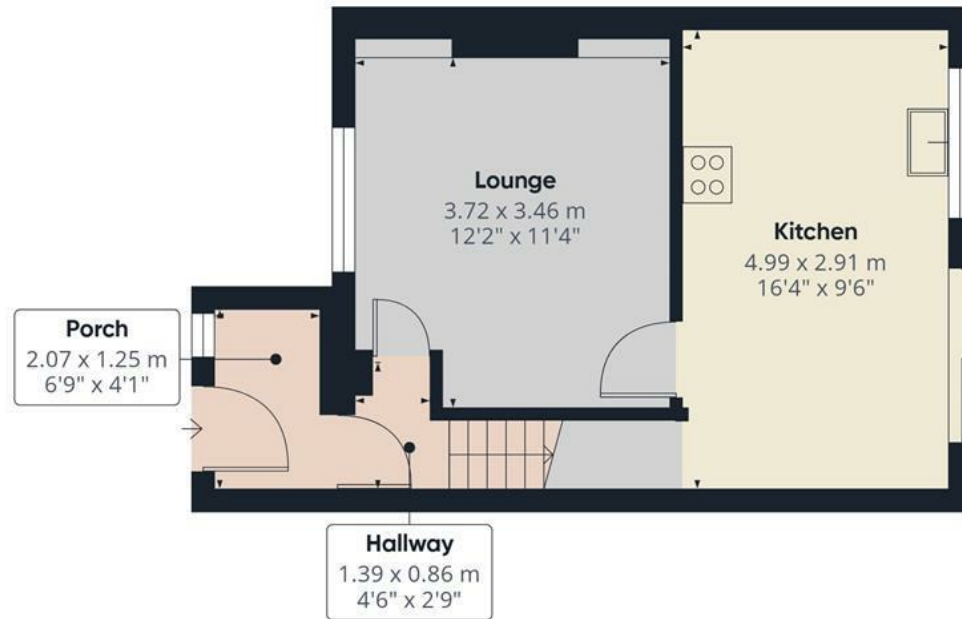
Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

Comprising a three-piece suite including a low-level WC, pedestal wash hand basin with mixer tap, and panelled bath with shower over. Finished with complementary tiled wall coverings and extractor fan.





Floor 0



Floor 1

Approximate total area⁽¹⁾

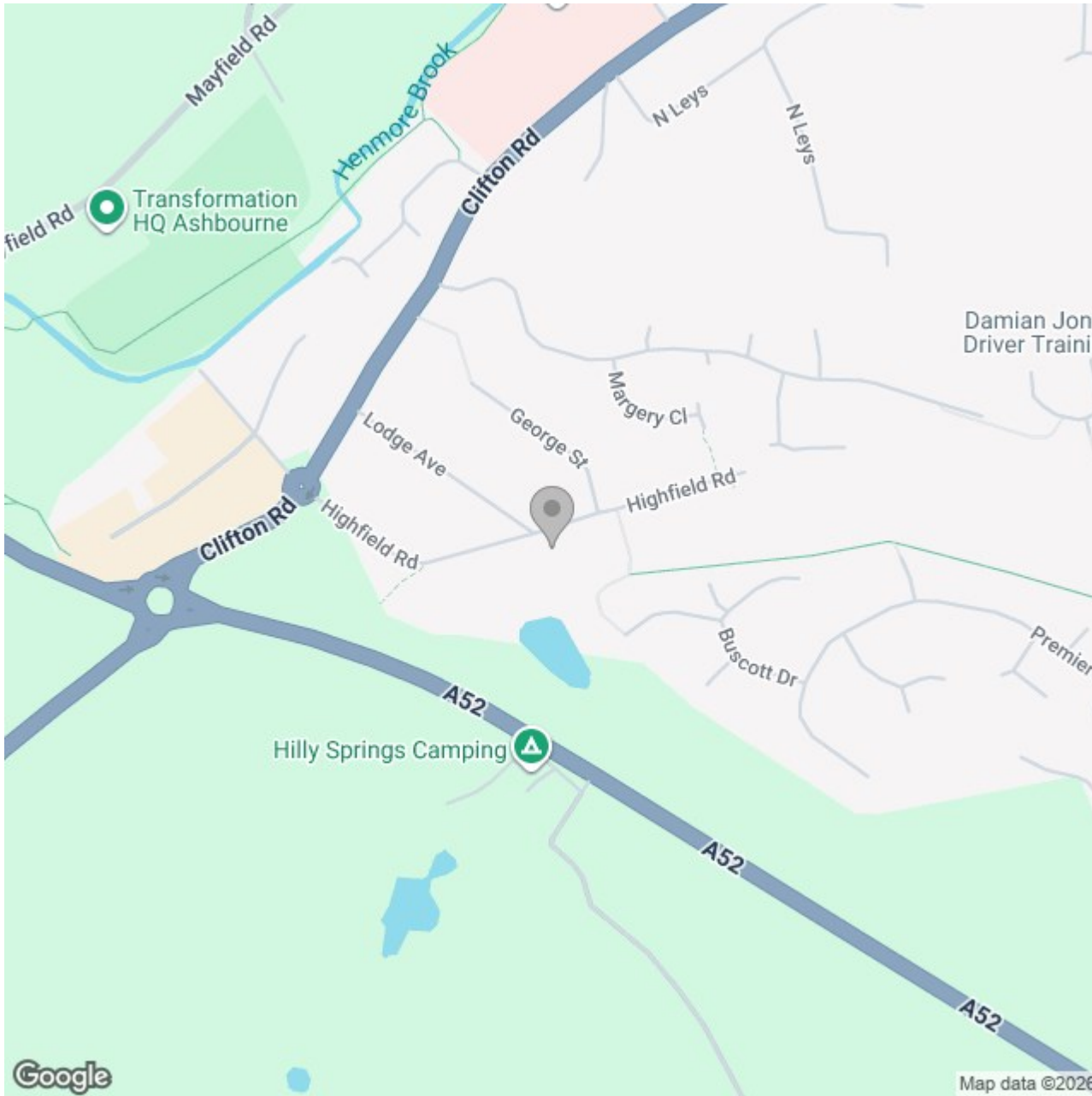
64.3 m²

691 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	