





This beautifully presented double-fronted home offers spacious living accommodation arranged over two floors, together with a low-maintenance enclosed rear garden. Benefiting from double glazing throughout and gas central heating, the property is ideal for a range of buyers.

Conveniently positioned within walking distance of the town centre, the home enjoys easy access to a variety of shops, well-regarded schools, and local amenities.

In brief, the accommodation comprises;- a dining room, kitchen, and living room to the ground floor. To the first floor are two generous double bedrooms and a spacious family bathroom.

Ideal for first-time buyers, downsizers, or investors alike, early viewing is highly recommended.



Dining Room

UPVC double glazed door leading in from the front, uPVC double glazed window to the front elevation, central heating radiator, acoustic panelling, stairs leading up to the first floor.

Hallway

Under stairs storage cupboard.

Kitchen

Base and eye-level units with complementary worktops, one and a half bowl stainless steel sink with draining board, space and plumbing for a washing machine, fridge freezer, and cooker with extractor hood above. UPVC double glazed window to the rear and side elevations and door leading out into the garden, tiled splashback.

Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, double glazed patio doors leading out into the garden, built in shelving and storage unit, feature fireplace with hearth and surround.

Landing

Access to both bedrooms and family bathroom.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator and storage cupboard.

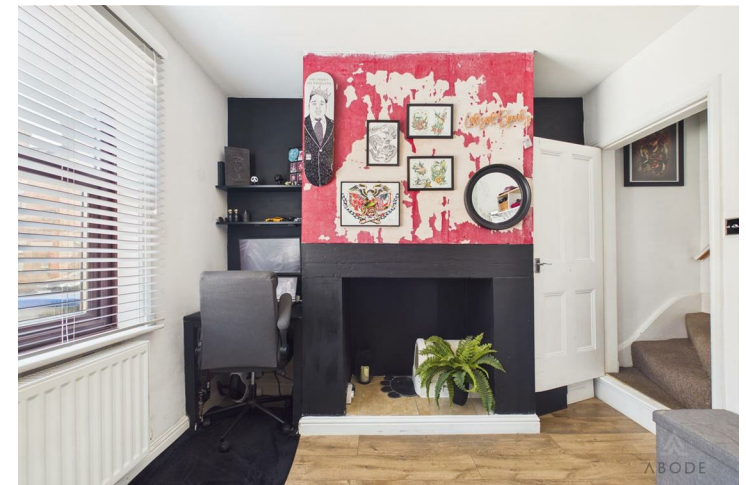


Bathroom

Four-piece suite comprising;- WC, wash hand basin with storage cupboard below, bath and corner shower cubicle, partially tiled walls, towel radiator, uPVC double glazed window to the side elevation, loft access and storage cupboard housing the combi boiler.

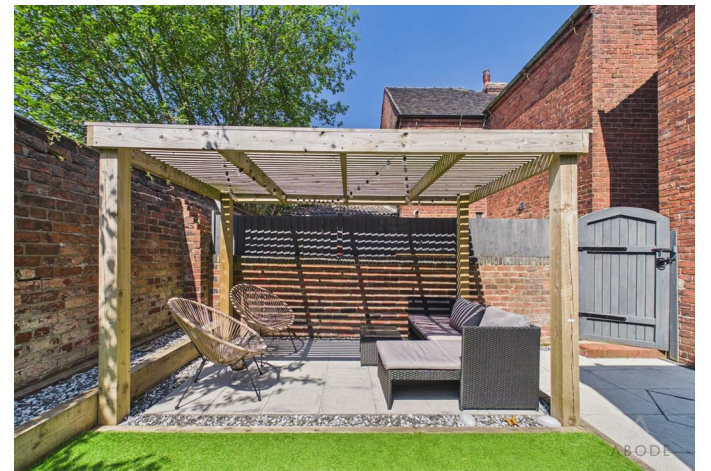
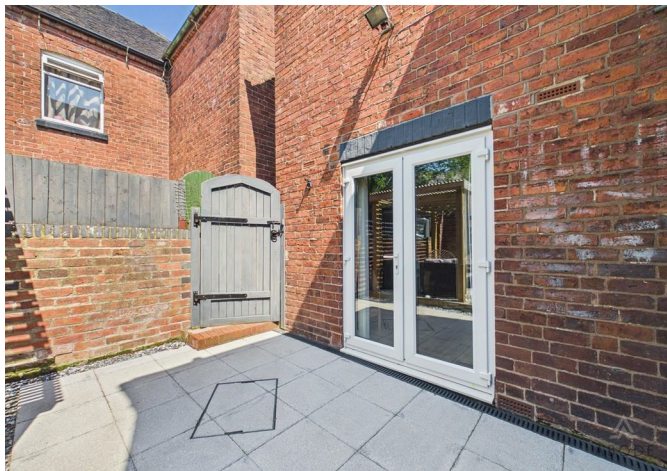
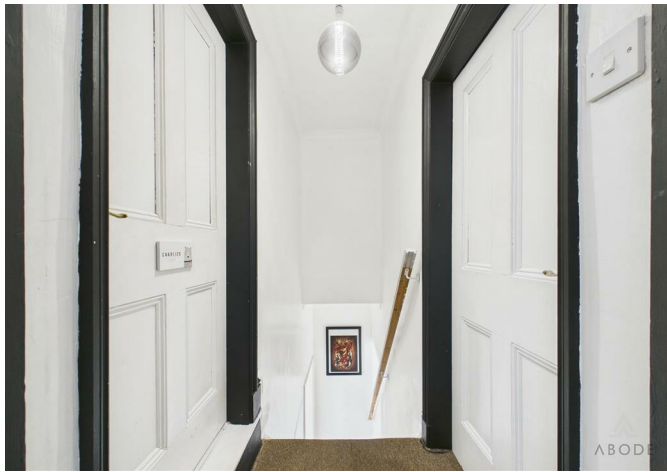
Outside

Low maintenance rear garden comprising patio, artificial lawn, pergola and outside water tap. Gated access leading out to the side of the property.

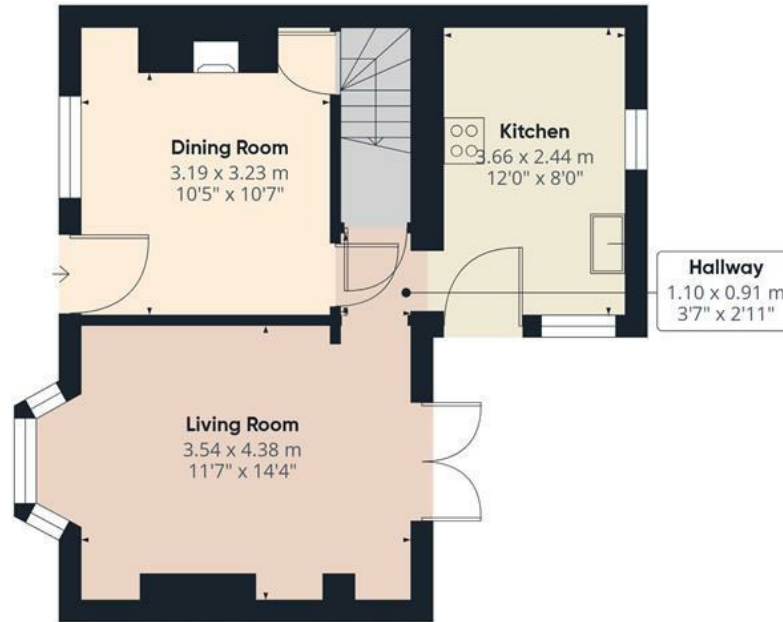




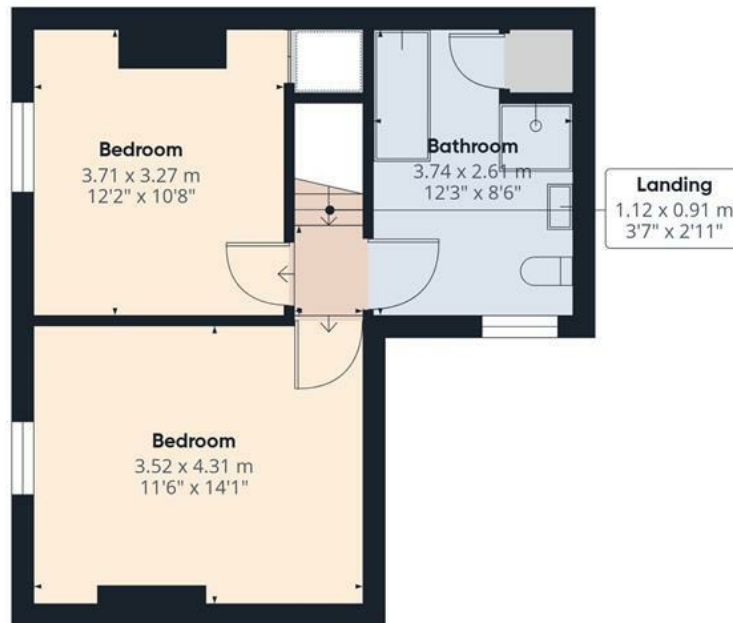








Floor 0



Floor 1



Approximate total area⁽¹⁾

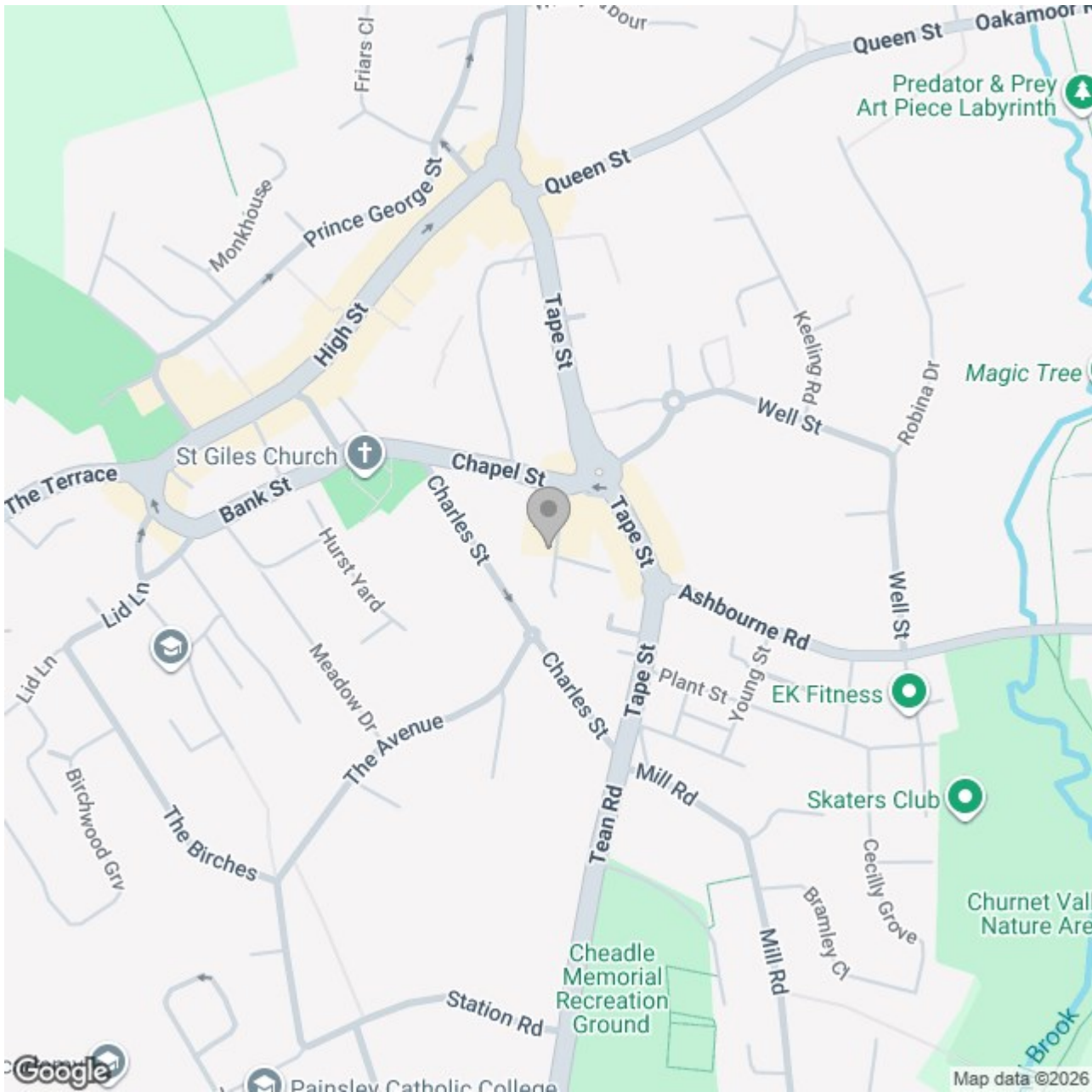
77.6 m²

836 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
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	