





Abode are delighted to offer for sale this beautifully presented two-bedroom home, providing spacious and well-maintained accommodation ideal for modern living.

The property benefits from an enclosed rear yard, two versatile reception rooms, and two generous double bedrooms. Additional features include gas central heating and UPVC double glazing throughout.

Conveniently located within easy reach of the town centre, the property offers excellent access to a wide range of shops, schools, and local amenities.

The accommodation briefly comprises;- a dining room, living room, a fitted kitchen, utility area, and a ground floor bathroom. To the first floor are two well-proportioned double bedrooms.

Offered in move-in ready condition, this home is perfect for first-time buyers or investors alike. Early viewing is highly recommended to fully appreciate all that is on offer.



Dining Room

UPVC double glazed window to the front elevation and door leading in from the front, central heating radiator.

Living Room

UPVC double glazed window to the rear elevation, central heating radiator, stairs leading up to the first floor and under stairs storage.

Kitchen

Modern base and eye level units with complimentary worktops, sink with draining board, integrated cooker and hob with extractor hood above. Space and plumbing for a washing machine and tumble dryer, tiled splash back, UPVC double glazed shower indie to the side elevation and door leading out into the garden, spot lighting, central heating radiator and loft access.

Utility Area

Built in fridge freezer and UPVC double glazed window to the side elevation.

Bathroom

Modern suite comprising;- WC, wash hand basin with storage cupboard below and P shaped bath with shower over and glass shower screen. UPVC double glazed window to the rear elevation and towel radiator.

Landing

Access to both bedrooms.

Bedroom

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

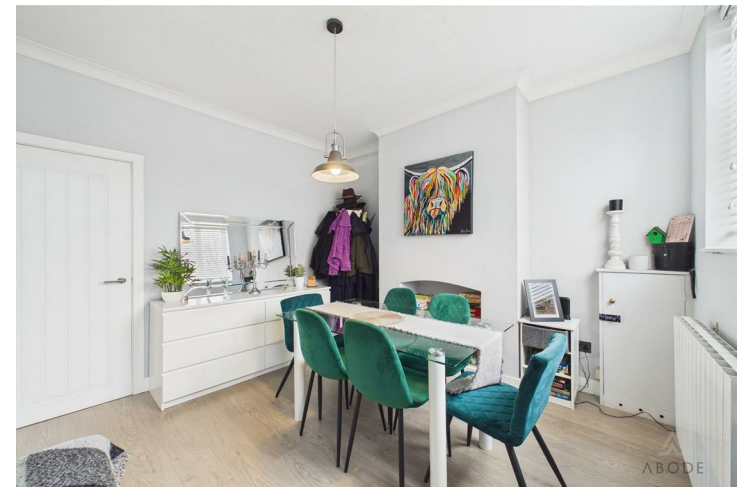


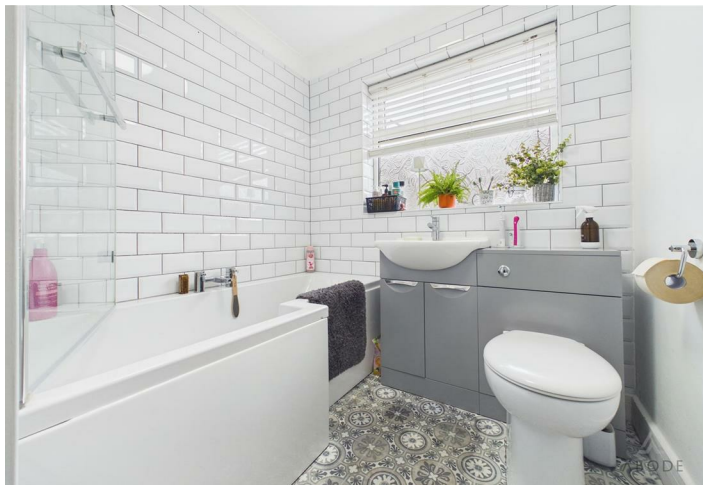
Bedroom

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

Outside

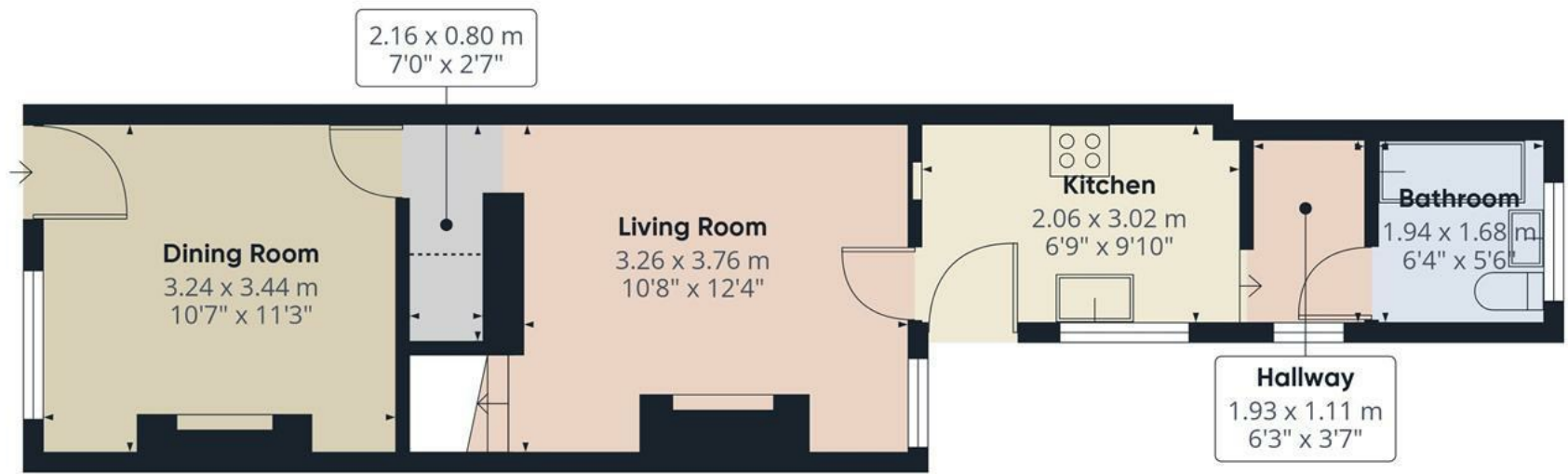
To the rear the garden is enclosed and offers a low maintenance area ideal for entertaining.



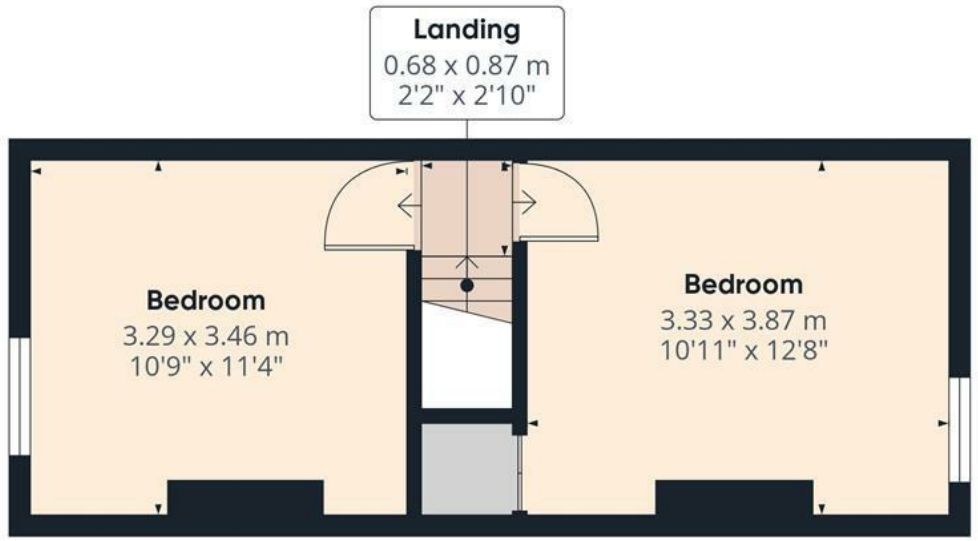








Floor 0



Floor 1



Approximate total area^m
61.8 m²
666 ft²

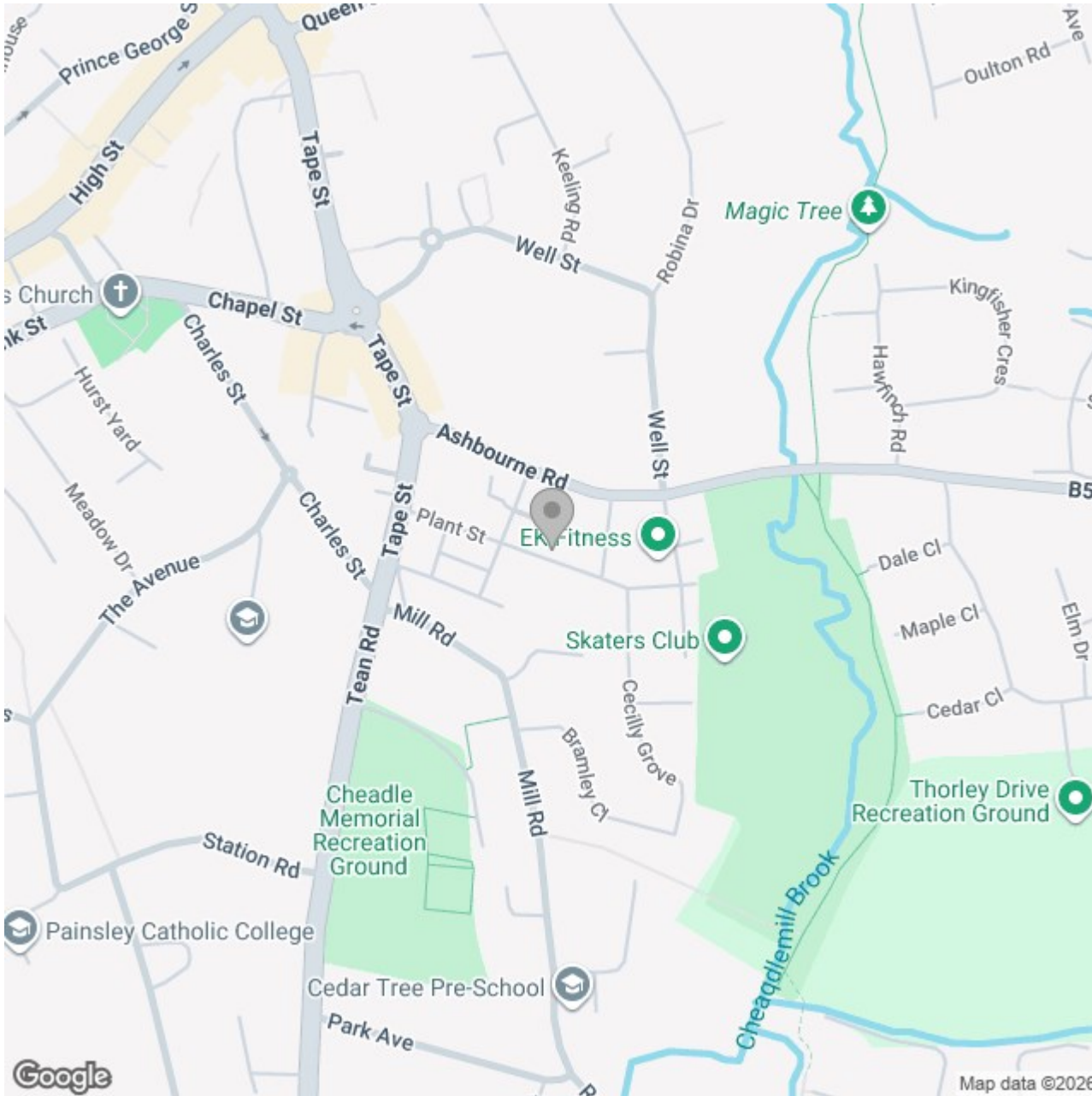
Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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	