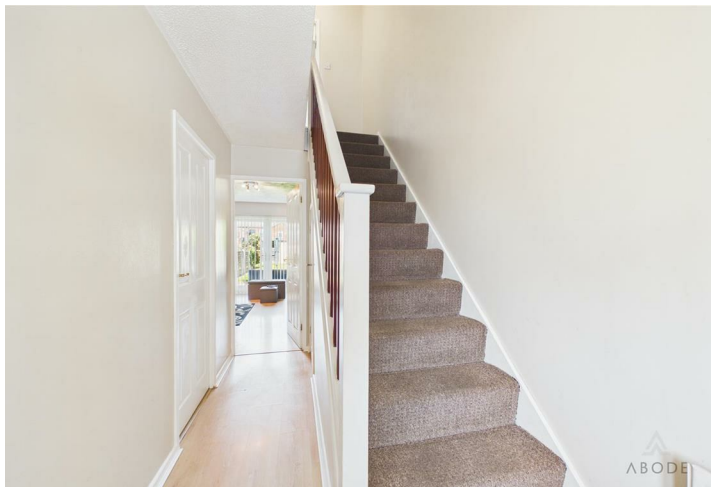






A well-presented two-bedroom townhouse offering well-proportioned accommodation, ideal for first time buyers, downsizers or investors. The property benefits from a lounge diner with French doors opening onto the rear garden, a fitted kitchen, two bedrooms, a modern shower room, an enclosed rear garden with patio and lawn, together with designated parking to the front.



## Accommodation

### Ground Floor

An entrance hallway provides access to the fitted kitchen and staircase rising to the first floor. To the rear of the property is a lounge diner featuring a fireplace and French doors opening onto the rear patio and garden, creating an ideal space for both relaxing and entertaining.

### First Floor

The first floor landing leads to two bedrooms and a modern shower room fitted with a walk-in shower, wash hand basin and WC.

### Outside

To the front of the property is designated parking. The enclosed rear garden enjoys a paved patio seating area leading onto a lawn, with fenced boundaries, gated rear access and a timber garden shed providing useful outdoor storage.







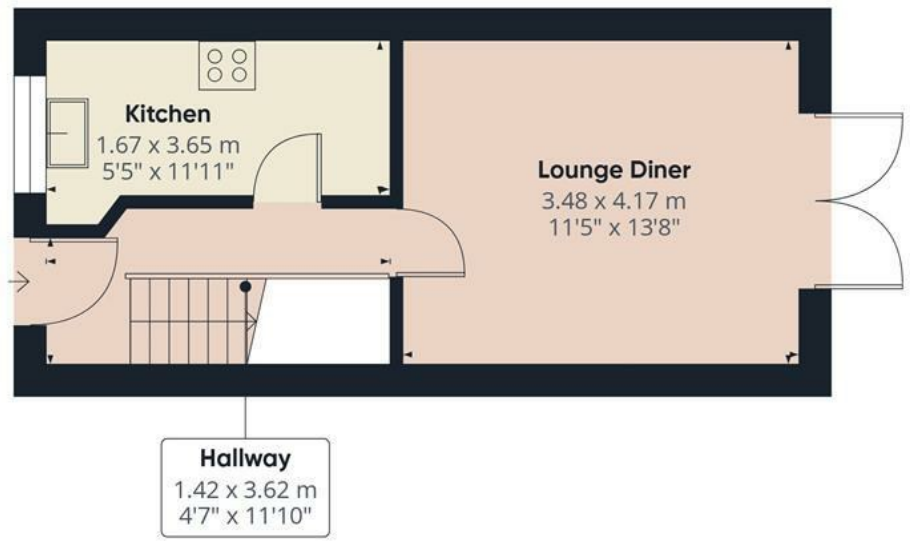




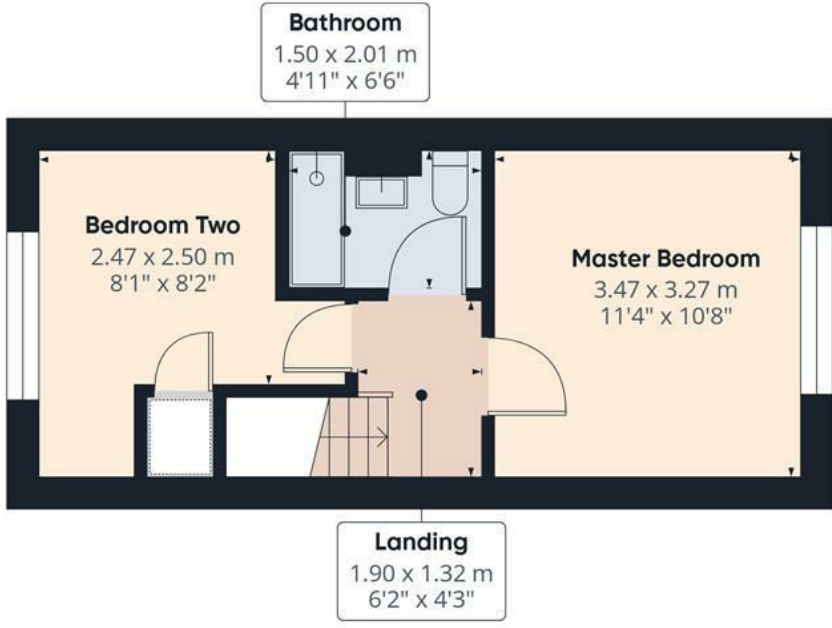








Floor 0



Floor 1



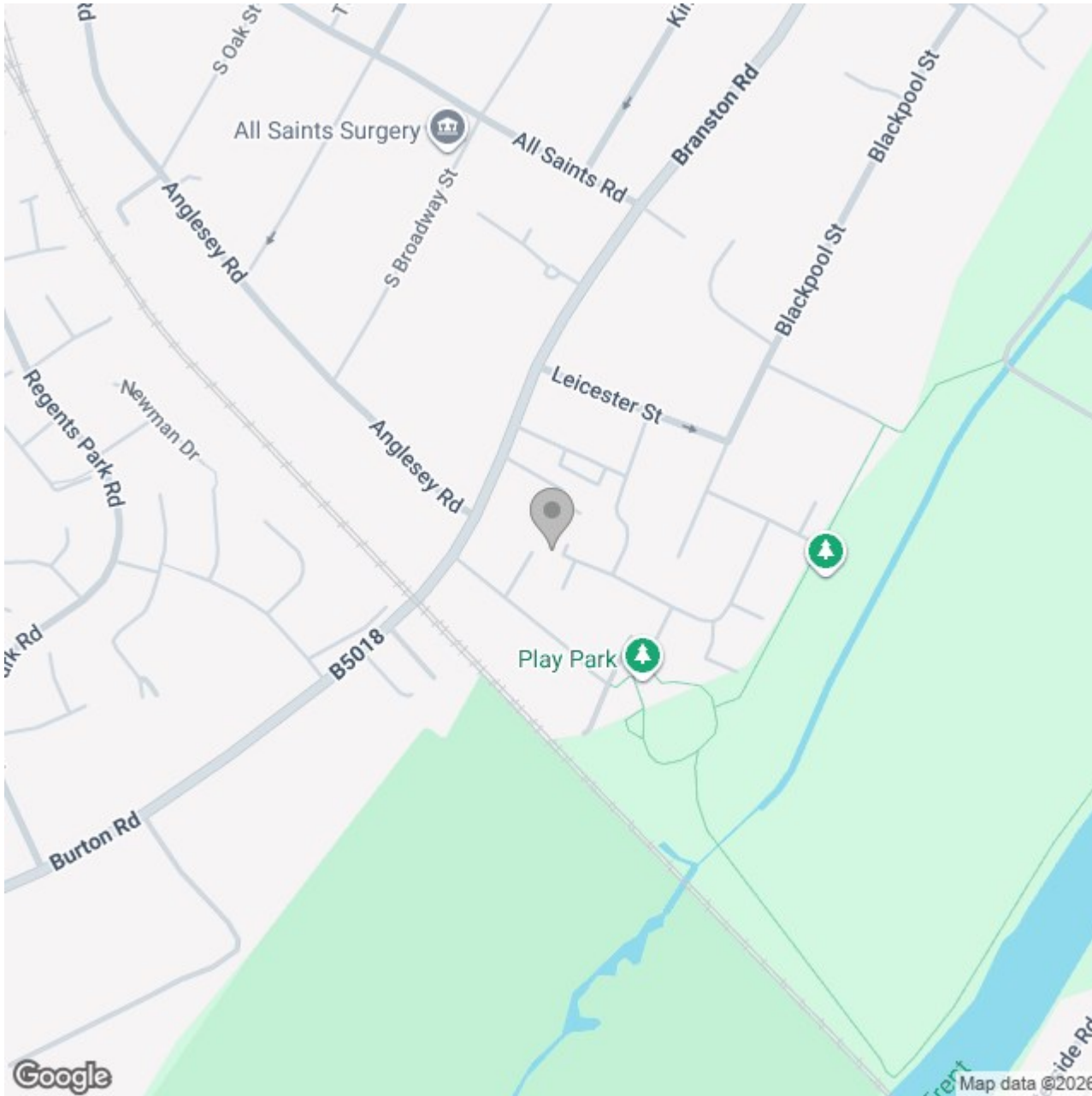
**Approximate total area<sup>(1)</sup>**  
51.8 m<sup>2</sup>  
558 ft<sup>2</sup>

(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.

**GIRAFFE360**





## Energy Efficiency Rating

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