





\*\*360 VIRTUAL TOUR\*\* A beautifully appointed three bedroom traditional end of terraced property, situated within a desirable residential area, having good access to a range of local amenities and transport links. The property benefits from an authentic character finish, two reception rooms, kitchen diner, three double bedrooms and an integral workshop with access from the street. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hall

With two central heating radiators, stairs rising to the first floor and doors leading off to:

### Living Room

With central heating radiator, stunning cast iron open fire place with Victorian style tiles, double glazed bay fronted window and an opening leading to the dining area.

### Dining Room

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

### Kitchen Diner

With a selection of bespoke base units, one and a half bowl sink, space for washing machine and cooker, double glazed windows to the side elevation, stable side door, central heating radiator, bespoke storage and a door leading to the garage.

### Bathroom

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, roll top freestanding bath with mixer tap and handset, tiled flooring, partially tiled walls, double glazed windows to the side and rear elevation, recessed spot lighting, storage cupboard and an electric extractor fan.

### First Floor Landing

With airing cupboard and doors leading off to:

### Master Bedroom



With central heating radiator, built in wardrobes, two double glazed windows to the front elevation and a cast iron fireplace.

### Bedroom Two

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

### Bedroom Three

With central heating radiator, cast iron fireplace and a double glazed window to the rear elevation.







#### Outside

The outside of the property to the front elevation offers a fore garden leading to the workshop double doors and a side access that leads to the back garden. The rear elevation offers a block paved patio area, ideal for seating with a pathway leading to the laid to lawn garden, all of which is enclosed via timber fencing.





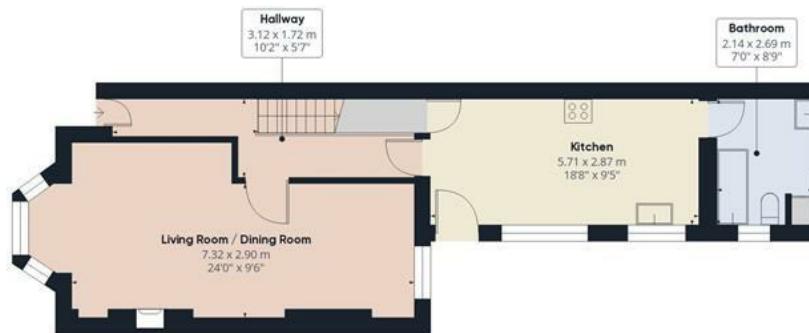








Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

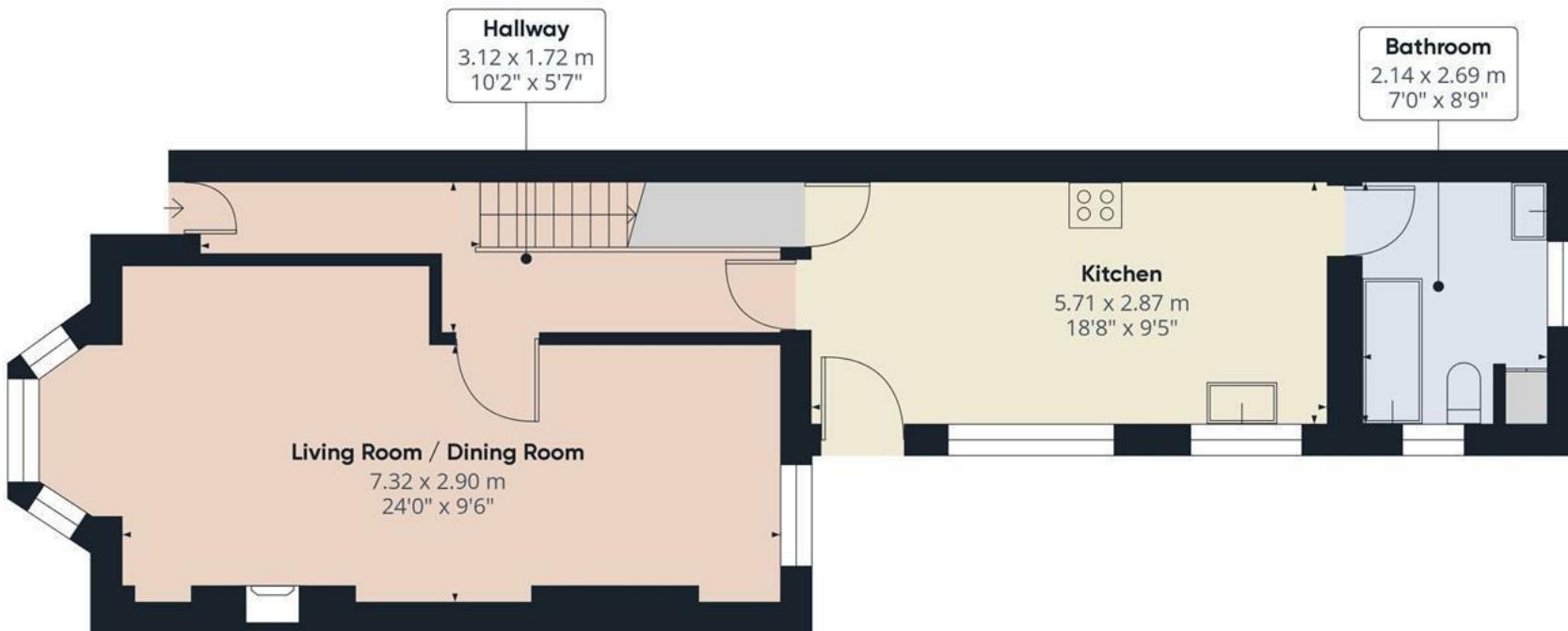
121.04 m<sup>2</sup>

1302.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>(1)</sup>

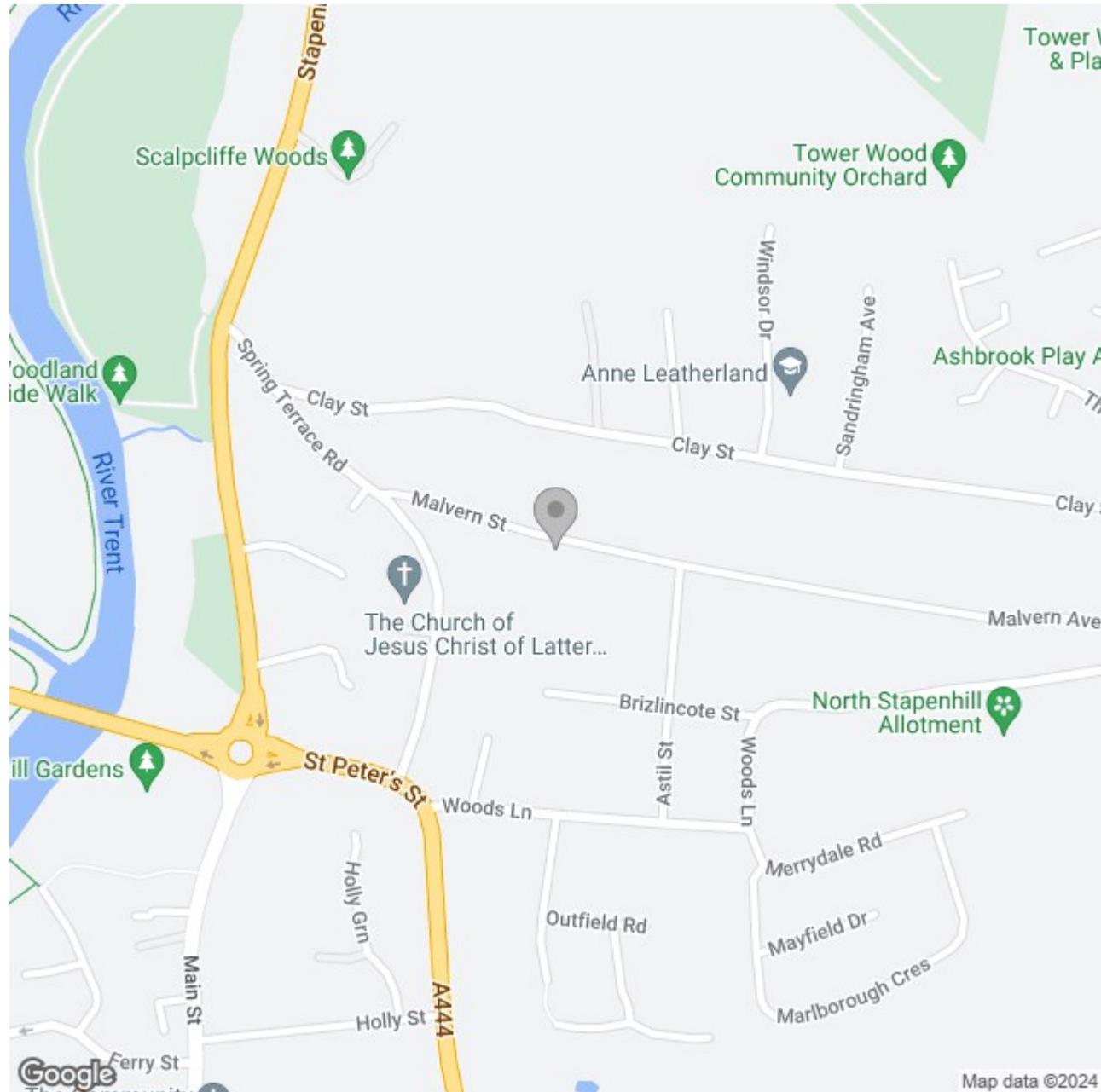
57.15 m<sup>2</sup>

615.11 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	