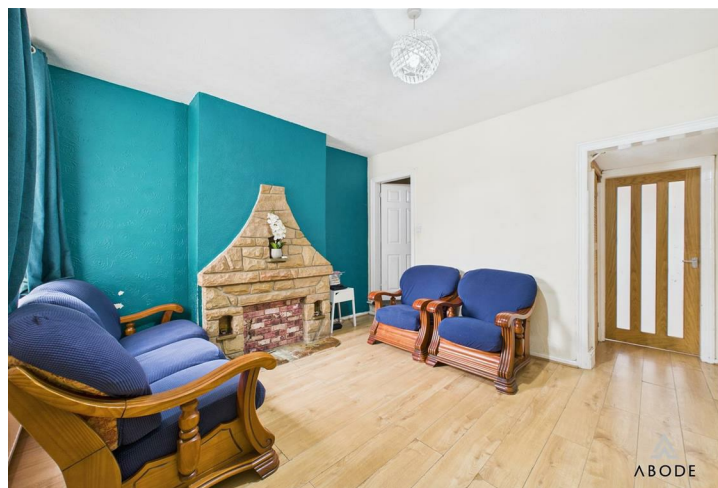






A spacious three-bedroom period home offering generous accommodation across two floors, featuring two reception rooms, a fitted kitchen, a useful utility area, and a good-sized rear garden. The property provides three well-proportioned bedrooms and a first-floor bathroom, making it an ideal purchase for buyers looking for space and potential. Viewings are highly recommended.



Accommodation

GROUND FLOOR

The property is entered through the front door into a welcoming dining room, positioned at the front of the home and benefiting from a bay window to the front elevation. This room comfortably accommodates a family dining table and provides direct access to the inner hallway.

The living room sits at the centre of the ground floor and offers a generous space for seating, with a feature fireplace, window to the rear elevation, and access through to the kitchen.

To the rear, the kitchen is fitted with matching wall and base units with work surfaces, an inset sink, tiled splash backs, cooker point, plumbing for appliances, and a window overlooking the garden. A door leads into the utility area, which provides additional space for storage and white goods, as well as access to the garden via sliding doors.

FIRST FLOOR

The first-floor landing gives access to three bedrooms and the bathroom.

The master bedroom is a particularly spacious double room with dual windows allowing plenty of natural light.

Bedroom two is also a generous double, positioned to the middle of the home.

Bedroom three is located to the rear and makes an ideal single bedroom, dressing room, or home



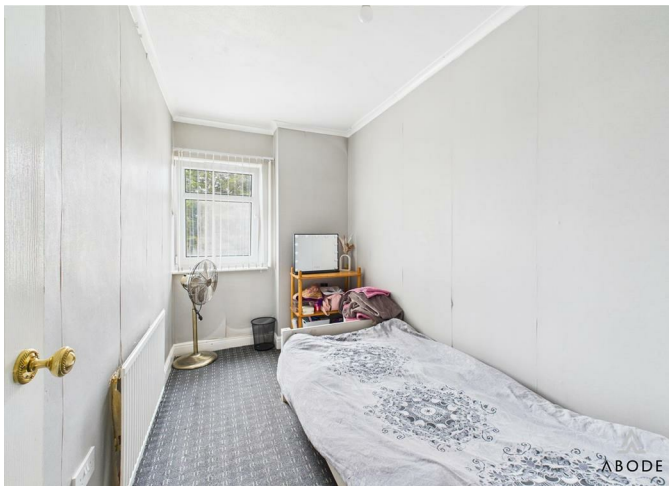
office.

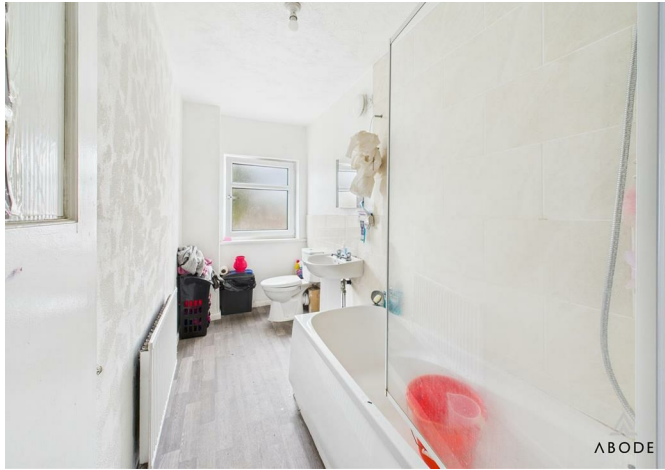
The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash-hand basin, and WC, with a window to the rear elevation.

OUTSIDE

To the front, the property has a small walled frontage leading to the main entrance door. Gated side access leads through to the rear garden.

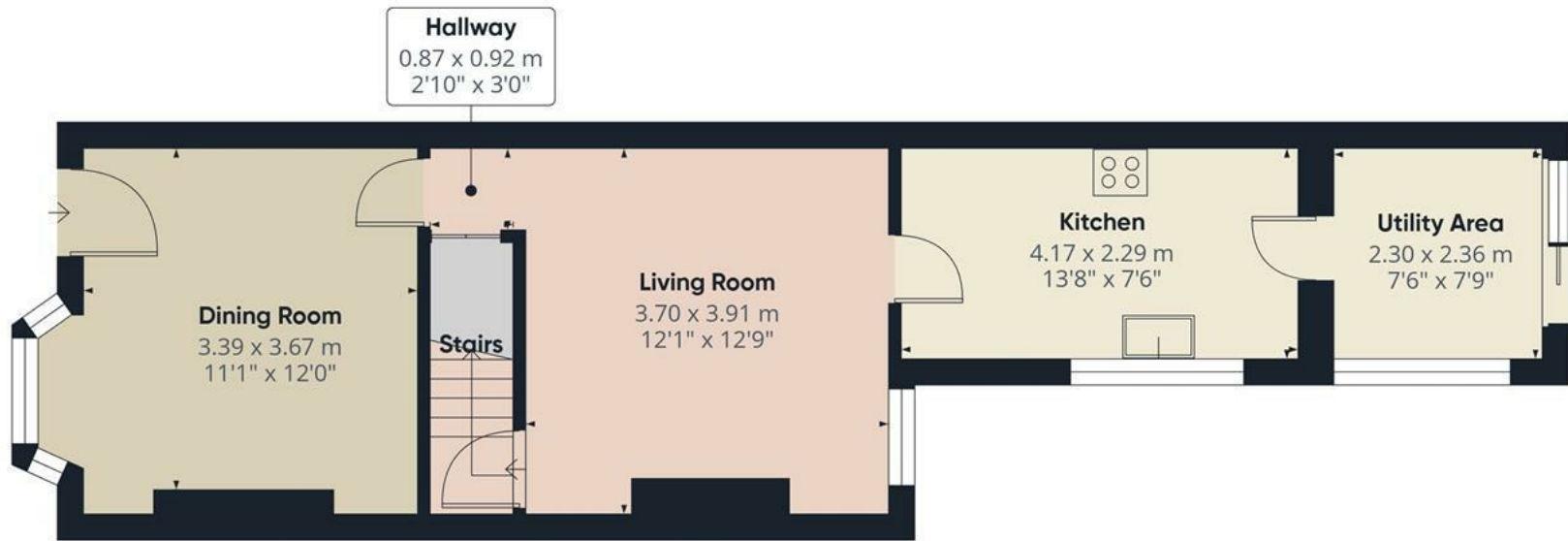






The rear garden is a good size and features a patio area ideal for outdoor seating, steps up to a lawned section, and fenced boundaries.





Floor 0



Floor 1

Approximate total area⁽¹⁾

97.8 m²

1053 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 	