





This three-bedroom mid-terraced property offers well-proportioned accommodation across two floors and benefits from both front and rear gardens. The home features two reception rooms, a fitted kitchen, and a ground-floor shower room, with three bedrooms to the first floor. Ideally located close to local amenities and transport links, the property represents an excellent opportunity for first-time buyers or investors.



Accommodation

Ground Floor

The property is approached via a pathway through the enclosed front garden, leading to the entrance door which opens into the living room. The living room is bright and welcoming, with a bay window to the front elevation and a feature fireplace. An open archway connects to the dining room, providing space for a family dining table and additional furniture. From here, a door leads through to the fitted kitchen, which is equipped with a range of wall and base units, work surfaces, stainless steel sink with drainer, and space for appliances. A rear hallway off the kitchen provides access to the ground-floor shower room, comprising a shower cubicle, wash hand basin, and WC, as well as access to the rear garden.

First Floor

The staircase rises to the first-floor landing, which gives access to three well-sized bedrooms. The main bedroom is positioned to the front of the property and is a generous double. Two further bedrooms are located to the rear, both with views over the garden, providing versatility for use as additional bedrooms, a nursery, or a home office.

Outside

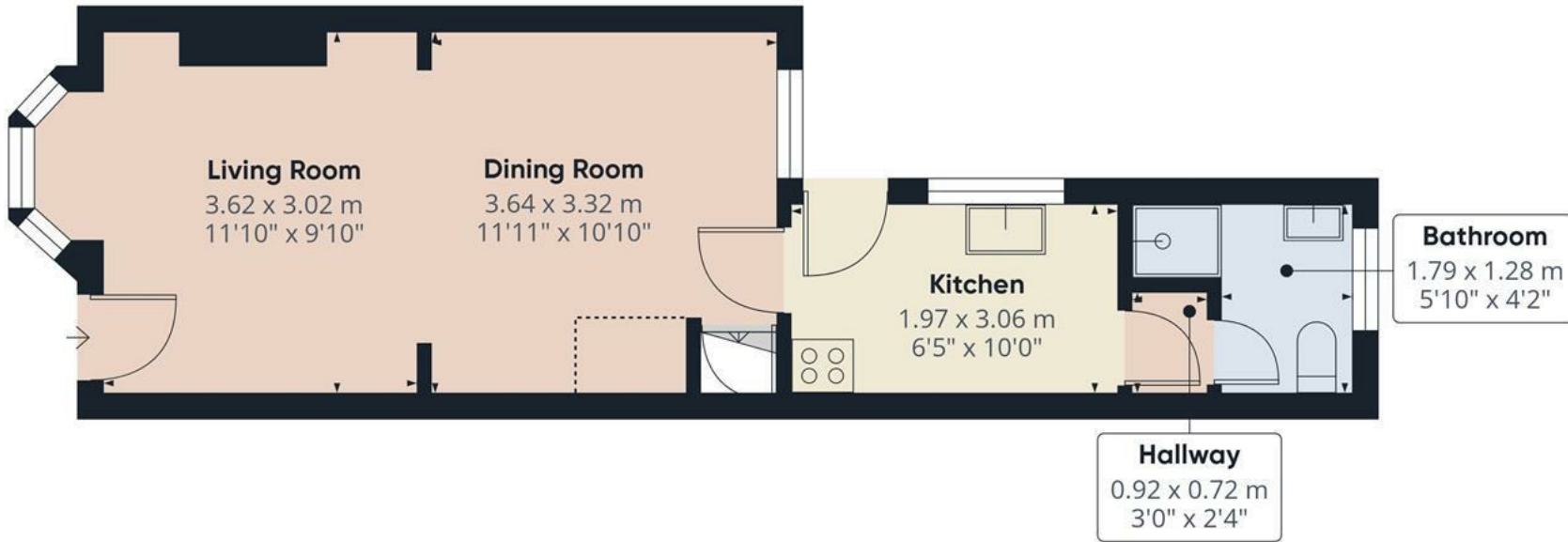
The front of the property is set behind a picket fence with a lawned garden and planted borders, adding to the kerb appeal. The rear garden is mainly laid to lawn, enclosed by timber fencing, and includes a



paved pathway, planted borders, and a useful garden shed at the far end.







Floor 0



Floor 1

Approximate total area⁽¹⁾

59.6 m²

641 ft²

Reduced headroom

0.8 m²

9 ft²

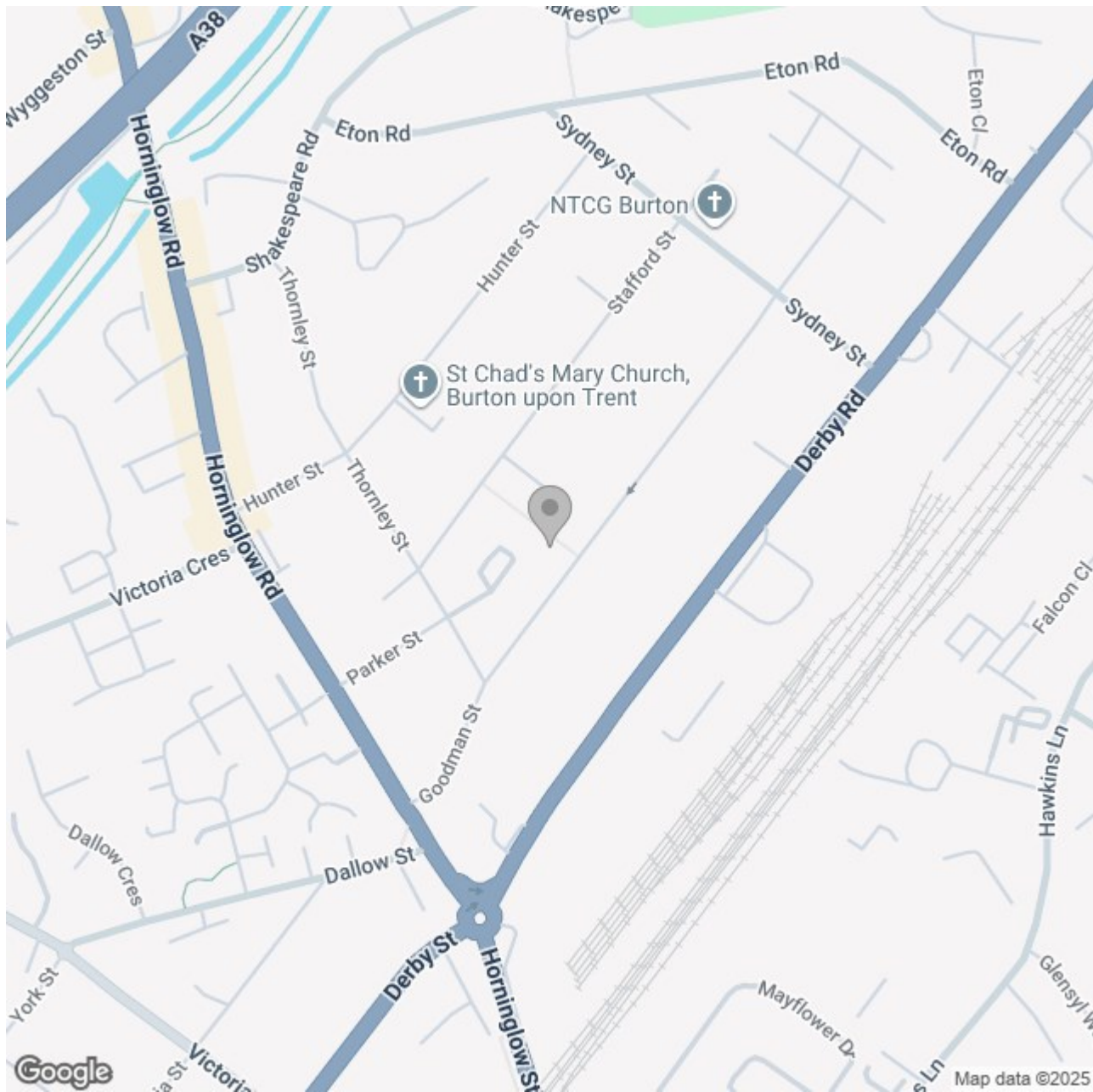
(1) Excluding balconies and terraces

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.

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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 