





Situated in a popular area, this charming two-bedroom terraced home combines traditional character with modern comforts. Inside, you'll find two inviting reception rooms perfect for relaxing or entertaining, alongside two spacious double bedrooms. A newly fitted family bathroom adds a touch of luxury, while double glazing throughout enhances warmth and energy efficiency.

Outside, a remarkably long garden provides a private retreat and ample space for outdoor enjoyment and outside WC. This delightful property is brimming with appeal and ideally located for convenient living.



## Accommodation

The accommodation begins through a UPVC front entrance door, leading into a welcoming living room with a bay-fronted double-glazed window, a charming cast-iron decorative fireplace, coving to the ceiling, and ample space for comfortable seating. A door connects to the dining room, which features a recessed fireplace ready for a fire, a double-glazed window overlooking the rear garden, and generous space for a dining table set. Stairs rise to the first floor, and a door leads through to the kitchen, which offers matching wall and base units, under-counter drawers, a sink with mixer tap and drainer, an integrated oven and hob, tiled splashbacks, and a double-glazed window to the side.

On the first floor, the landing has doors leading to each room and loft access. The spacious master bedroom features fitted wardrobes and a double-glazed window to the front elevation, while the second bedroom includes a built-in wardrobe and a double-glazed window to the rear. Completing the first floor is a beautifully modernised family bathroom with a luxurious four-piece suite, including a freestanding bath with mixer tap and handset, a low-level WC, a wash-hand basin with mixer tap, a double shower cubicle with electric shower, a storage cupboard, a double-glazed UPVC window to the rear, and stylish mosaic-tiled flooring.





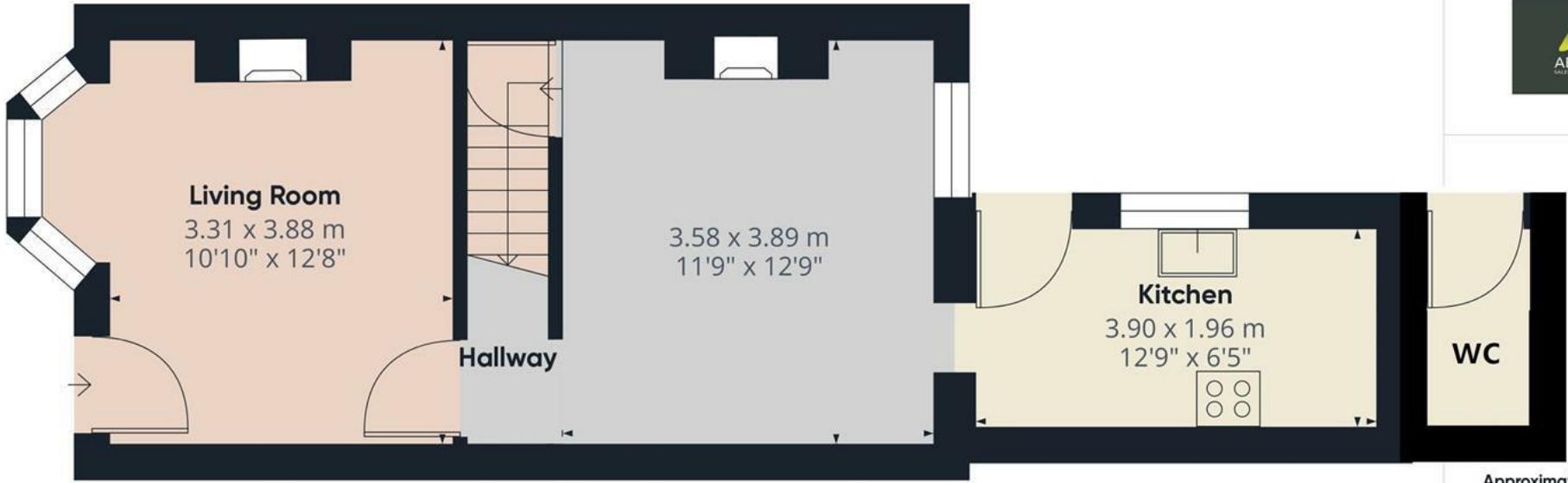












Floor 0

Approximate total area<sup>(1)</sup>  
75.77 m<sup>2</sup>  
815.6 ft<sup>2</sup>



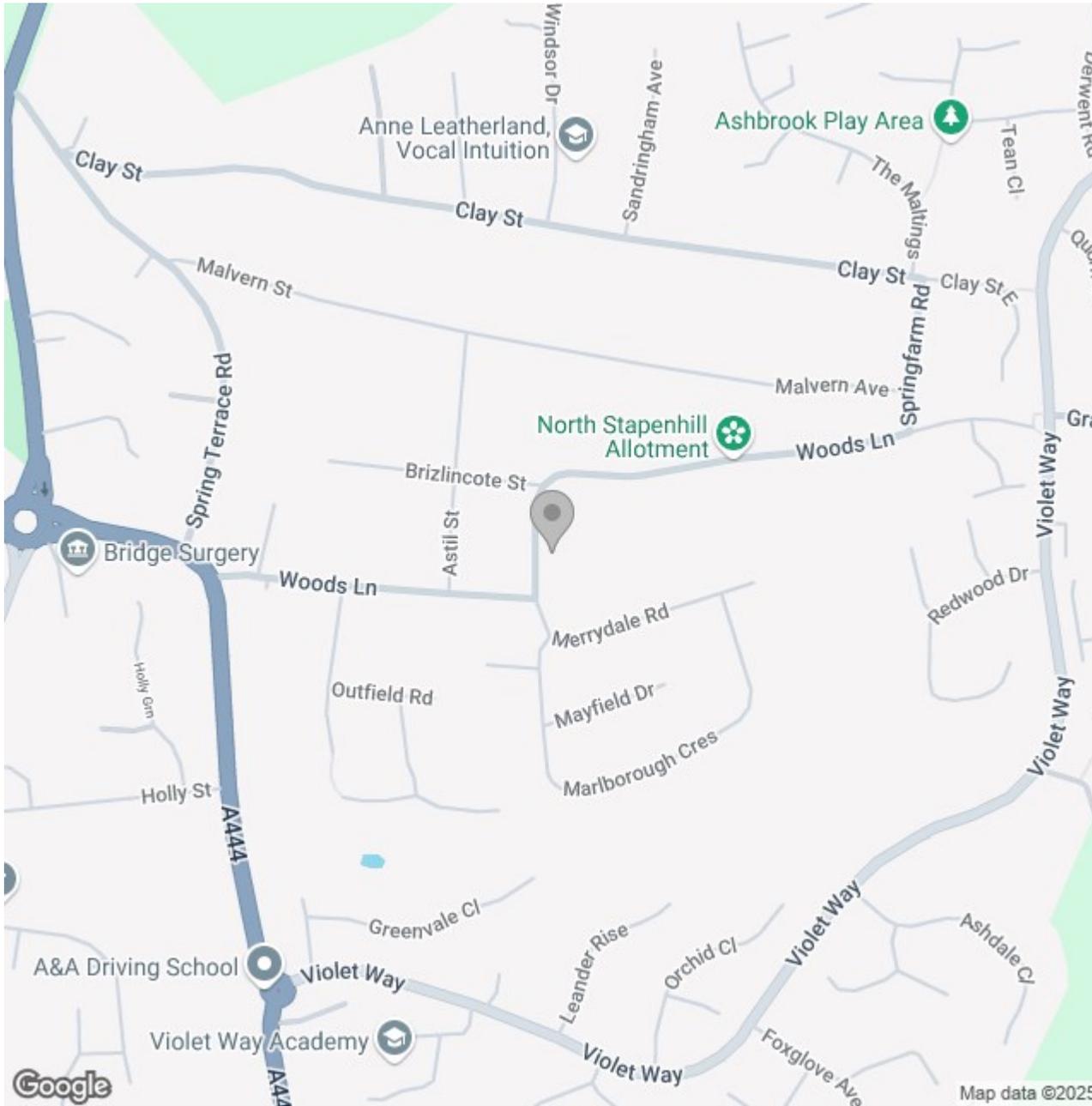
Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.





## 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	