





A Well-presented two-bedroom semi-detached home, offering a living room, a kitchen diner, and an inviting conservatory leading to a private, enclosed rear garden. The property features two well-proportioned bedrooms, a family three-piece bathroom, along with the added benefits of a garage and driveway. Ideal for first time buyers or investors, located close to a range of local amenities and transport links.



Accommodation

Ground Floor:

The accommodation commences with a UPVC front entrance door opening into the living room, featuring a double glazed window to the front elevation, a central heating radiator, and a fireplace with a hearth and ornate surround. Stairs ascend to the first floor from here. An opening leads into the kitchen diner, which is equipped with matching wall and base units, a preparation work surface, a sink with mixer tap, space for an oven and a washing machine, and double glazed windows to the rear elevation. A UPVC double glazed door from the kitchen opens into the conservatory, which includes double glazed windows to the rear and side elevations and double glazed French doors leading out onto the patio.

First Floor:

The first floor landing features a double glazed window to the side elevation and provides access to the loft via a hatch. Doors lead off to the master bedroom, a double room with built-in wardrobes, a further storage cupboard, a central heating radiator, and double glazed windows to the front elevation. Bedroom two includes a central heating radiator and a double glazed window to the rear aspect. Completing this floor is the family bathroom, fitted with a low-level WC, wash hand basin with mixer tap, bath with mixer tap and electric shower over, central heating radiator, partially tiled walls, electric extractor fan, and a double glazed window to the rear elevation.

Outside



The outside of the property offers a driveway at the front, providing ample parking space adjacent to a neatly laid-to-lawn garden. This driveway leads to both the garage and the front entrance of the home. At the rear, the property features an enclosed garden with a lawn and patio area, enclosed by timber fencing. Additionally, there is a pedestrian access to the garage from the rear, offering convenient entry.









Floor 0



Floor 1

Approximate total area⁽¹⁾

63.68 m²
685.45 ft²

Reduced headroom

1.4 m²
15.07 ft²

(1) Excluding balconies and terraces

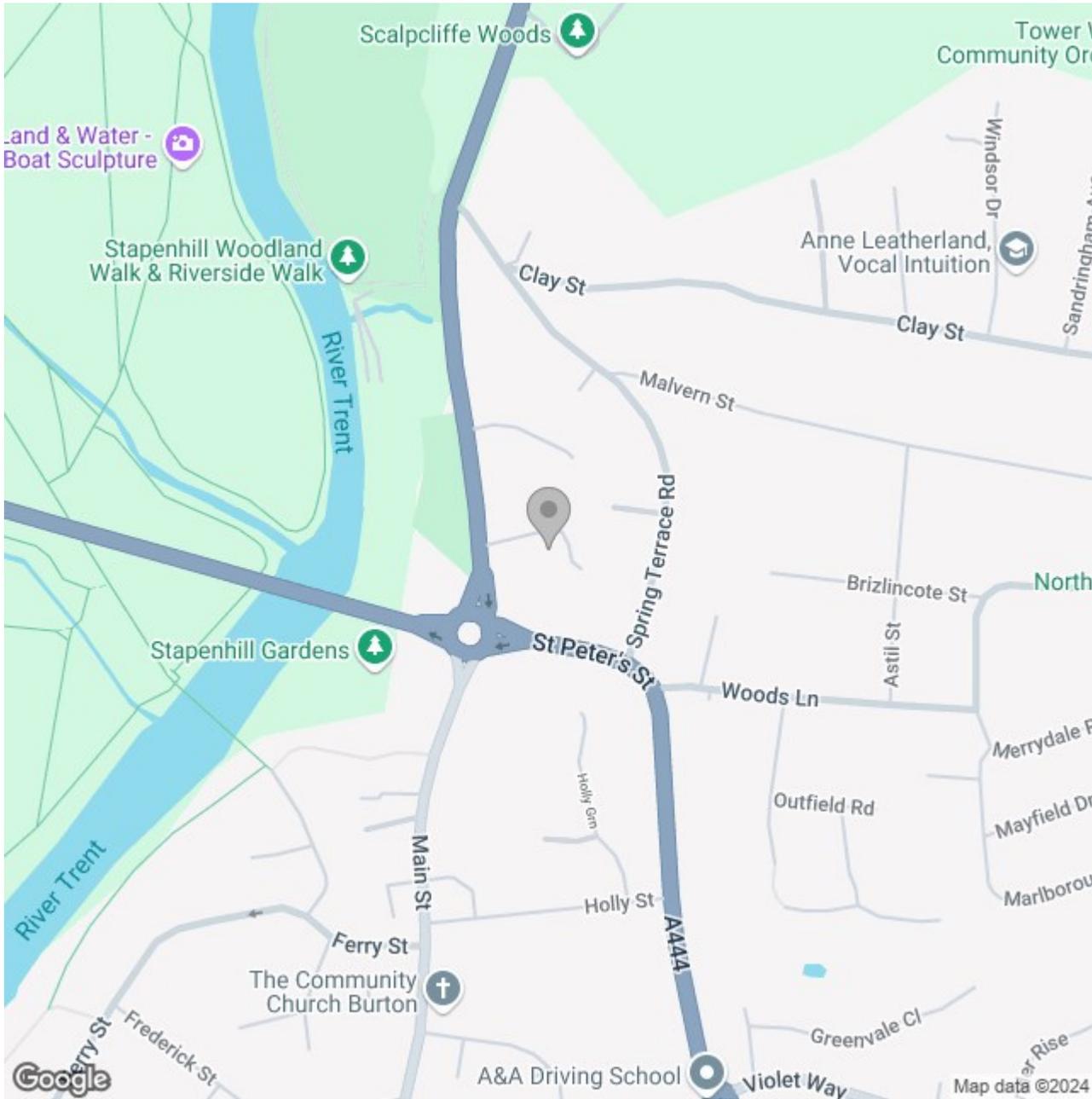
Reduced headroom

..... Below 1.5 m/5 ft

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(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	