





Offered for sale with no upward chain, this attractive traditional bay-fronted home must be viewed to fully appreciate its generous room proportions, retained character features and the refitted kitchen. The property would make an ideal first-time purchase, downsizing opportunity or buy-to-let investment.

The property is conveniently located within a stone's throw of the town centre, offering easy access to a wide range of amenities including public houses and restaurants, coffee shops and bars, supermarkets and independent retailers, the train station, a modern leisure centre and gyms, and a multiscreen cinema.

Viewing by appointment only.



Lounge

A bright and welcoming reception room featuring an original glazed box bay window to the front elevation, creating an attractive focal point. The room benefits from a gas fireplace with surround, recessed ceiling with coving, smoke alarm and central heating radiator. An internal door provides access to the dining room.

Dining Room

With a uPVC double-glazed window to the rear elevation, central heating radiator and thermostat. The room also offers a useful understairs storage cupboard and staircase rising to the first-floor landing, with an internal door leading through to the kitchen.

Kitchen

Fitted with a uPVC double-glazed window to the side elevation and a range of matching base and wall units with preparation work surfaces and complementary splashbacks. Integrated appliances include an oven and stainless-steel gas hob with extractor hood. There is a stainless-steel sink and drainer with mixer tap, plumbing for freestanding under-counter white goods, a central heating radiator, ceiling spotlights, shelving and access to the loft via a hatch. An internal door leads to the rear hallway.

Rear Hallway

With timber panelling to the lower walls and internal doors leading to the WC and rear entrance.



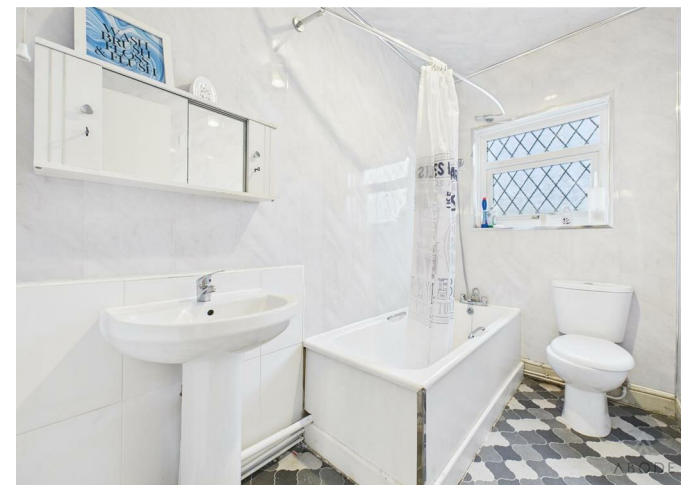
W.C.

Housing the central heating combination boiler, with a low-level WC and uPVC double-glazed frosted window to the side elevation.

Rear Entrance/Utility Area

With a uPVC double-glazed rear entrance door and access to a useful storage room with a side window and fitted shelving.







Landing

Stairs rise from the lounge to the first-floor landing, with doors leading to all first-floor accommodation.

Bedroom One

A generous double bedroom with two sash windows to the front elevation and a central heating radiator.

Bedroom Two

With a uPVC double-glazed window, central heating radiator and a useful over-stairs storage cupboard.

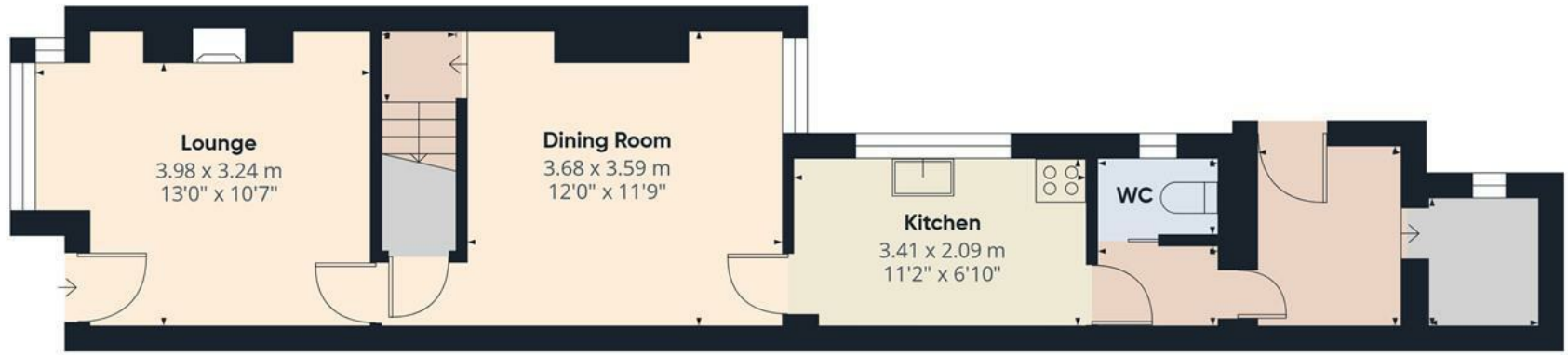
Bathroom

Featuring a uPVC double-glazed frosted window to the rear elevation and a three-piece suite comprising low-level WC, bath with shower over, and pedestal wash basin with mixer tap. Finished with PVC wall and ceiling panelling, chrome heated towel radiator and shaving point.

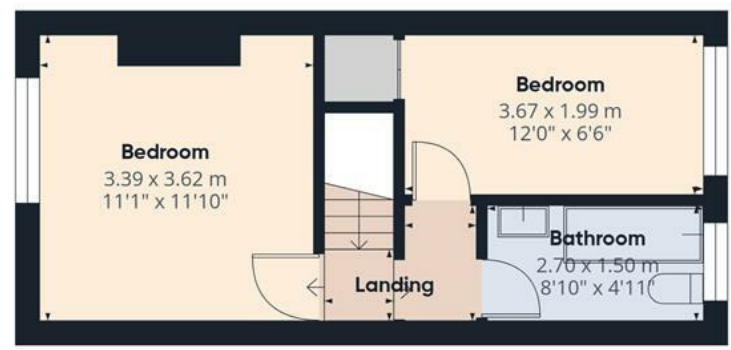




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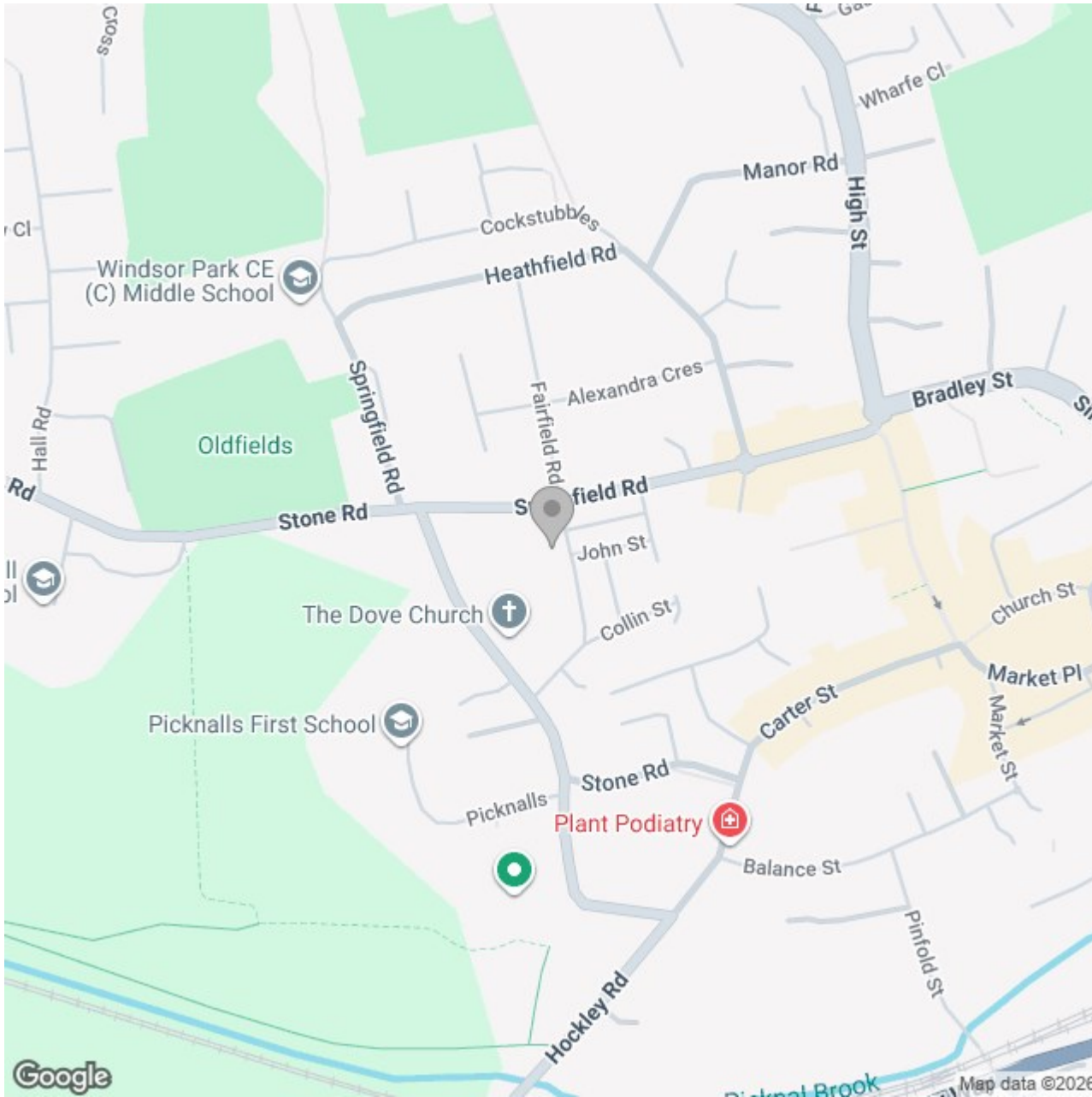
Approximate total area⁽¹⁾
70.8 m²
763 ft²



(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		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	