





Ideal for first-time buyers, those looking to upsize or downsize, or buy-to-let investors, this well-presented two-bedroom home offers spacious and practical accommodation throughout. Benefitting from off-road parking to the front, a large outbuilding to the rear, and an attractive enclosed garden, the property is conveniently located close to local amenities, including convenience shops, a Tesco Express, public house, open spaces, and the town centre.

The accommodation comprises a welcoming entrance hall, a comfortable lounge, and a fitted kitchen with integrated cooking appliances and a useful understairs pantry. To the first floor are two well-proportioned bedrooms, including a generous principal bedroom with extensive fitted wardrobes, and a modern family bathroom. Outside, the enclosed rear garden features a paved patio, lawn, and a substantial timber storage shed, creating an ideal space for outdoor entertaining and everyday living.

The property has also benefited from a number of recent improvements, including a modern combination boiler installed in winter 2024, replacement roof ridge tiles completed in 2026, replacement double-glazed windows fitted over the last five years, and a modern permeable driveway installed approximately three to four years ago, providing buyers with added peace of mind.

Early viewing is highly recommended.



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SALES & LETTINGS

Hallway

A composite front entrance door opens into a welcoming hallway with stairs rising to the first-floor landing. The hallway features a smoke alarm, telephone point, coat hooks, and a useful meter cupboard housing the consumer unit and electricity meter. Internal doors provide access to the principal ground floor accommodation.

Lounge

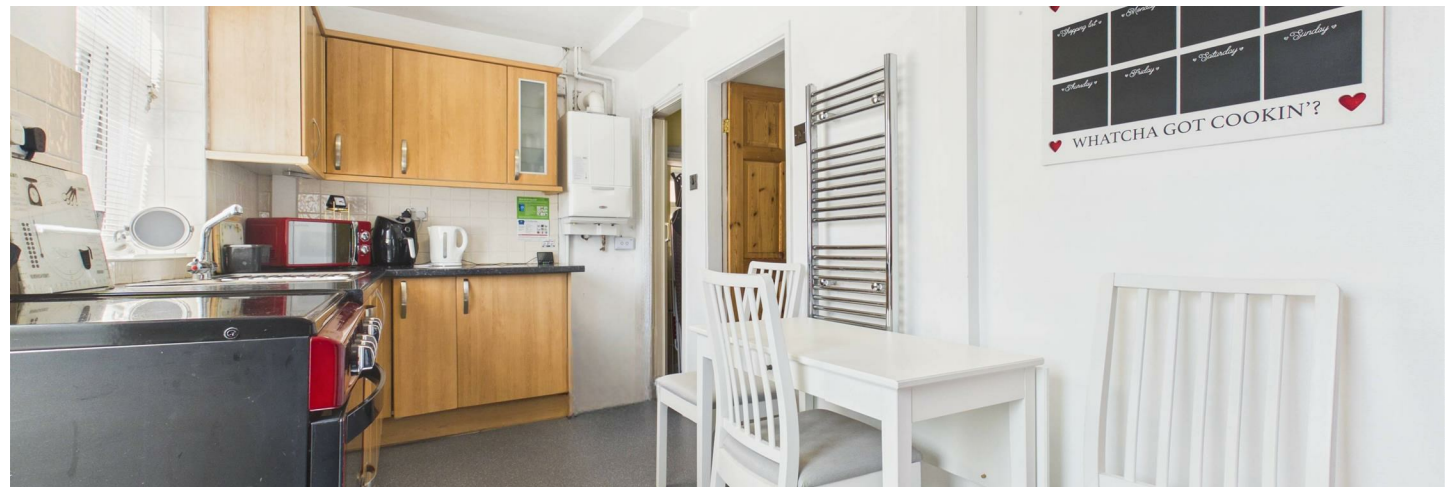
A comfortable and well-proportioned reception room offering an ideal space for relaxing and entertaining.

Kitchen

Positioned to the rear of the property, the kitchen enjoys a UPVC double glazed window overlooking the garden and a UPVC double glazed frosted door providing direct access outside. The kitchen is fitted with a range of matching wall and base units with complementary work surfaces and incorporates a one-and-a-half bowl stainless steel sink with mixer tap. Appliances include an electric hob, oven and grill with a stainless steel extractor hood above. There is plumbing and space for under-counter appliances, along with housing for the gas combination boiler. A central heating radiator completes the room. A useful understairs pantry, featuring a frosted UPVC double glazed side window and fitted shelving, provides excellent additional storage.

Landing

The landing benefits from a UPVC double glazed frosted side window, loft access, and a smoke alarm. Internal doors lead to the bedrooms and bathroom.







Bedroom One

A spacious double bedroom positioned to the front of the property with a UPVC double glazed window, central heating radiator, and an extensive range of fitted wardrobes offering shelving and hanging space. An additional overstairs storage cupboard with hanging rail provides further practical storage.

Bedroom Two

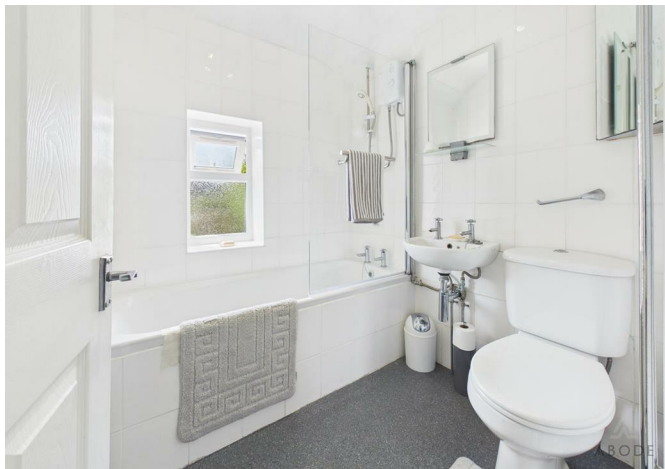
A well-proportioned second bedroom having been recently decorated, with a UPVC double glazed window overlooking the rear garden, central heating radiator, and TV aerial point.

Bathroom

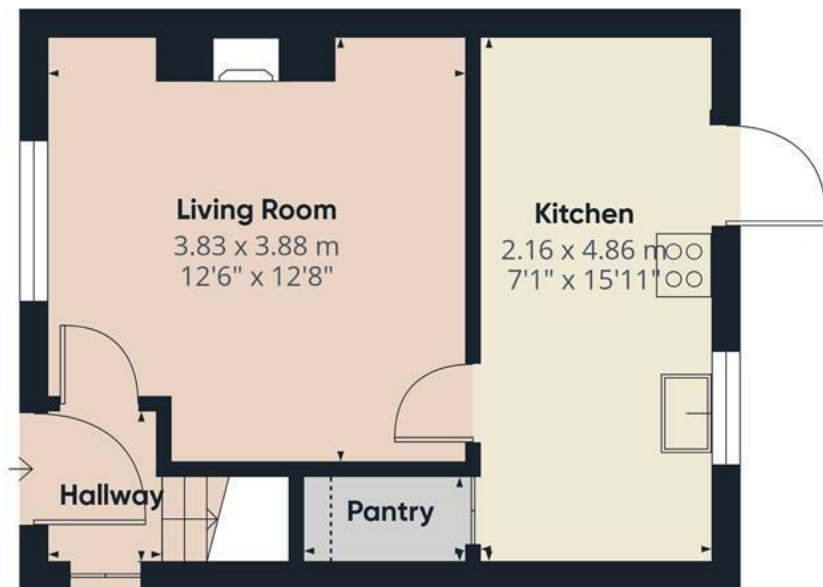
The contemporary bathroom is fitted with a modern three-piece suite comprising a low-level WC, floating wash hand basin, and panelled bath with glazed shower screen and electric shower over. Complementary wall tiling, a chrome heated towel rail, and a frosted UPVC double glazed rear window complete the space.

Outside

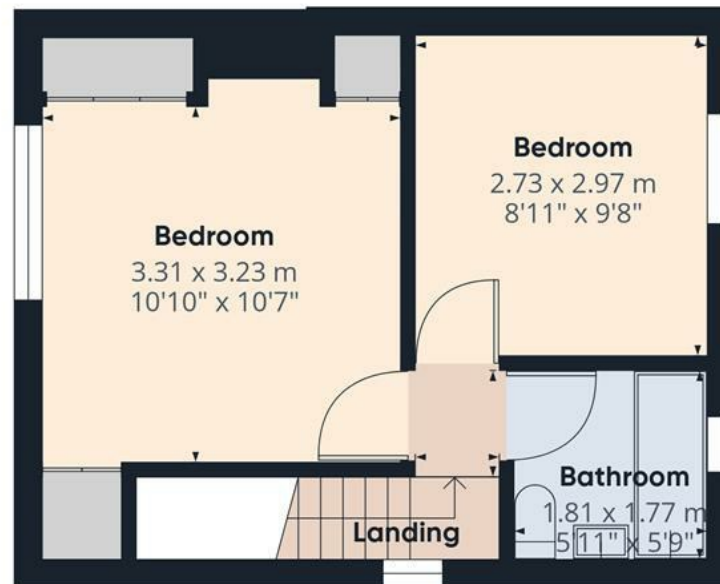
To the rear of the property is an attractive enclosed garden designed for both relaxation and practicality. A paved patio provides an ideal seating and entertaining area, leading onto a lawn with gravel borders. The garden is enclosed by timber fencing with concrete posts, offering privacy and security. Positioned centrally is a substantial timber storage shed with double doors and side windows, providing excellent storage for garden equipment, bicycles, or outdoor furniture.



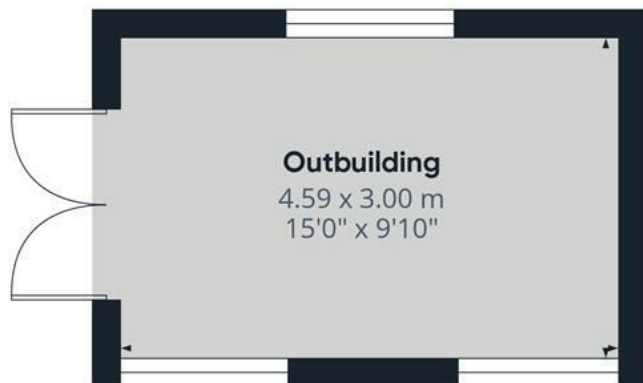




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

67.3 m²

725 ft²

Reduced headroom

0.2 m²

2 ft²

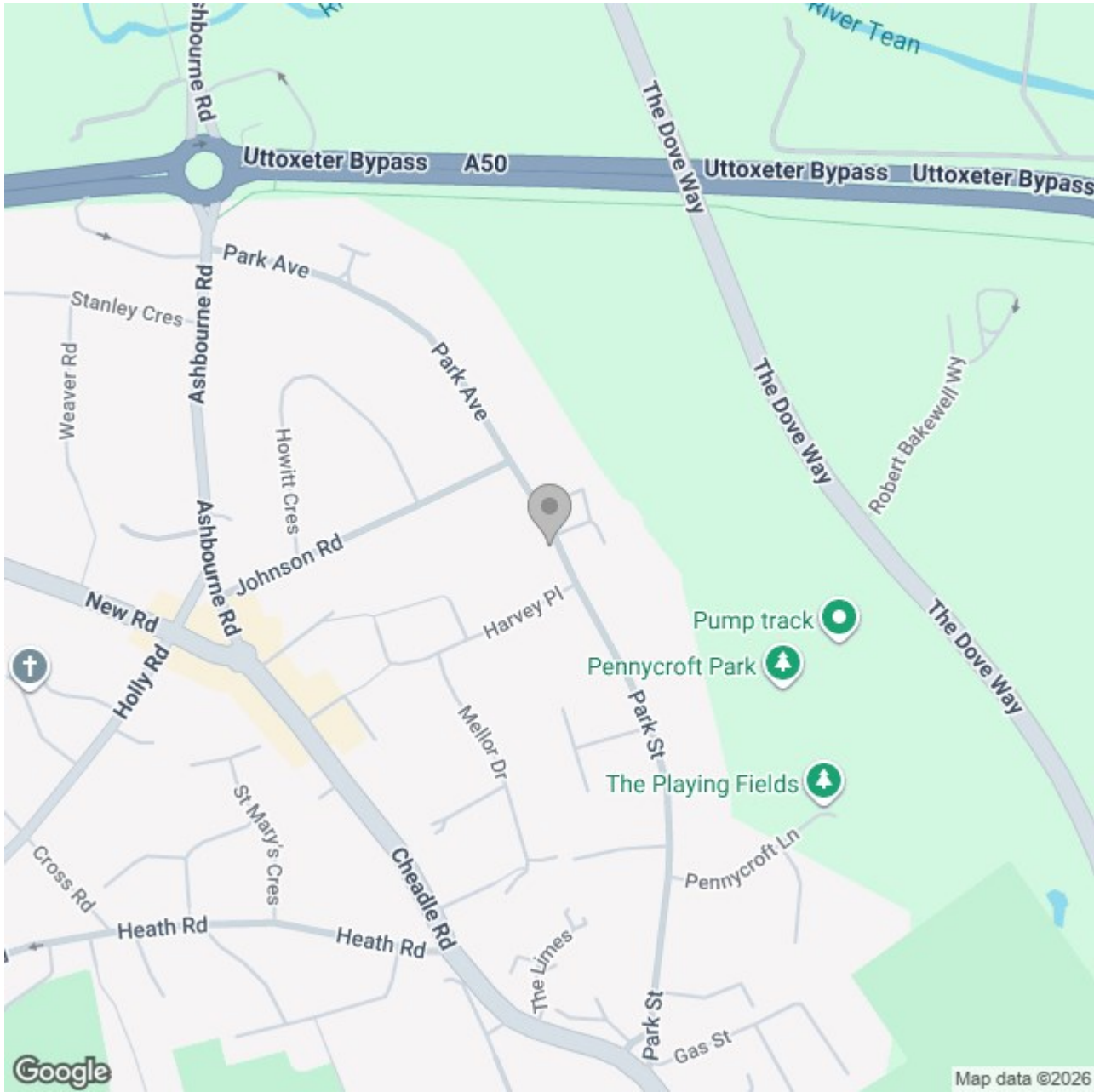
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC