



3/4



1/2



2



D





We are delighted to offer this charming and characterful mid-terraced house, providing flexible accommodation arranged as three to four bedrooms and one to two reception rooms. The property beautifully blends original period features with practical modern living, including double glazing, a versatile layout and a superb outbuilding ideal for home working. Conveniently located close to local shops, restaurants, bus routes and the mainline station, this is an ideal home for commuters and families alike. The property is also within the catchment area for Heene First School and St Mary's School, both accessible within approximately five minutes through Victoria Park, making it particularly appealing for families.

Key Features

- Mid-terraced character home
- Three/four bedrooms with flexible layout
- One/two reception rooms
- Original wood flooring throughout much of the property
- Feature fireplaces and period detailing
- South-facing double glazed lounge window
- Spacious kitchen/diner featuring a double gas oven with an eight-ring hob
- Two bathrooms including free-standing bath and walk-in shower
- Soundproof outbuilding with power – ideal home office or studio
- Council Tax Band C | EPC Rating D

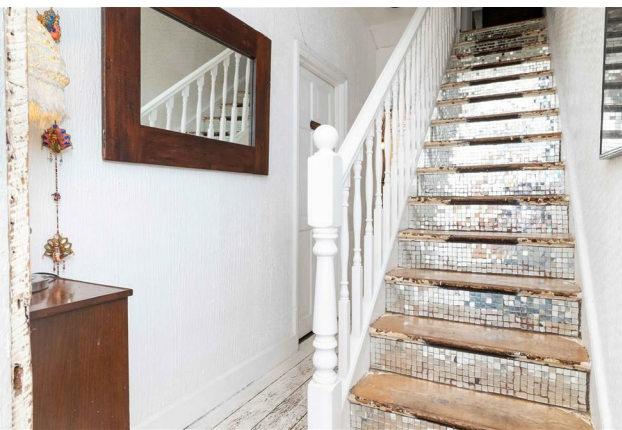
Internally, the property benefits from original wood flooring throughout much of the accommodation and retains a wealth of period charm, including feature fireplaces and original detailing. The lounge enjoys a south-facing double glazed window, allowing for excellent natural light, and features an attractive tiled fireplace. A second reception room provides additional flexibility and includes a double glazed window and built-in storage shelving.

The kitchen/diner is well appointed with a tiled floor, base and wall units, double bowl sink, dishwasher, and a double gas oven with an eight-ring hob, with the boiler neatly housed in a cupboard.

There are three well-proportioned bedrooms plus an additional room currently used as a lounge, offering versatility to suit a range of needs. Bedroom One is a generous double room with a feature fireplace, radiator, south-facing double glazed windows and attractive views over the church. Bedroom Two overlooks the garden and features painted floorboards, a fireplace and built-in cupboard, while Bedroom Three is also a double room with a garden outlook and radiator.

The property further benefits from two bathrooms. Bathroom One includes a free-standing bath, sink, WC, radiator and part-tiled walls, while Bathroom Two offers a walk-in shower, frosted double glazed window, WC and part-tiled walls.

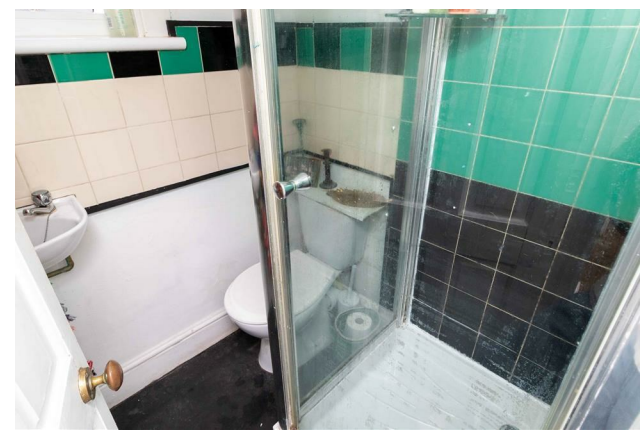
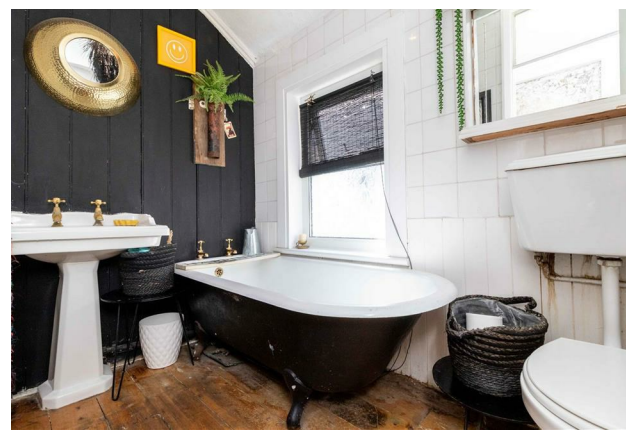
Externally, there is a paved garden and a highly useful outbuilding with power and electricity, fully soundproofed and ideal as a home office or studio space.



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Floor Plan Tarring Road



Total area: approx. 108.6 sq. metres (1168.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: 63 (Current), 77 (Potential)

Environmental Impact (CO₂) Rating: 77 (Current), 77 (Potential)

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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