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## Description

We are delighted to offer to the market this beautifully presented mid-terrace, two bedroom home ideally situated in the ever-popular Tarring location. The property is situated close to local schools, shops, the mainline station, bus services, and easy access to both the A259 and A27 nearby. Accommodation offers a lounge, kitchen, downstairs WC, two double bedrooms and a family bathroom. The property also benefits from gas fired central heating and a west facing rear garden.

## Key Features

- Mid-Terrace Home
- Popular Tarring Area
- Council Tax Band B
- Two Double Bedrooms
- West Facing Rear Garden
- EPC Rating C







uPVC frosted door to:

### Hallway

With radiator and glazed door to:

### Lounge

**4.74 (max) x 3.17 (15'6" (max) x 10'4")**

With picture rail, double glazed bay window to front, tv point, radiator and under stairs storage cupboard.

### Kitchen

**4.15 x 2.58 (13'7" x 8'5")**

With a range of high gloss fitted base and wall units with marble stone worktops, stainless steel sink with mixer tap and flexible hose, fitted electric oven, space for microwave, four ring induction hob with extractor fan over, space and plumbing for dishwasher, wine rack, space for fridge/freezer and utility area with space and plumbing for washing machine, metro brick tiled walls, laid wood effect flooring, three double glazed windows and double glazed uPVC door to a west facing garden. Door to:

### Cloakroom

With low flush WC, metro tiled brick walls and down lighter.

### Upstairs

#### Bedroom One

**3.36 x 3.19 (11'0" x 10'5")**

With radiator, double glazed window, picture rail and walk in cupboard with hanging rail and light.

#### Bedroom Two

**3.63 x 2.06 (11'10" x 6'9")**

With double glazed window, radiator and picture rail.

### Bathroom

Panel enclosed bath with mixer tap and separate shower attachment, low flush WC, basin set in vanity unit with further storage cupboards, double glazed frosted window, extractor fan, tiled walls, heated towel rail and cupboard with shelving.

### Outside

#### Rear Garden

West facing rear garden with patio area, lawn areas with enclosed flowerbeds, vegetable patch, a timber built shed with pitched roof, pond and outside tap.

#### Front Garden

Formal front garden with lawn area and flowerbeds.





## Floor Plan St. Andrews Road

### Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



### First Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



Total area: approx. 58.2 sq. metres (626.5 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 91        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 70        |
| (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 |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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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