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Description

We are delighted to offer to the market this well presented character filled mid-terraced family home, ideally situated in this favoured Tarring location with local shops, schools, parks, bus routes and mainline station all nearby.

Accommodation offers entrance hall, bay fronted living room with feature fireplace and kitchen/breakfast room with separate utility cupboard housing a washing machine. Upstairs are two double bedrooms and a good size shower room. Other benefits include off road parking to the front and a feature landscaped enclosed rear garden with log cabin.



Key Features

- Mid Terraced Family Home
- Kitchen/Breakfast Room with Utility Area
- Off Road Parking
- EPC Rating C
- Two Double Bedrooms
- Modern Family Shower Room
- Landscaped Garden with Log Cabin
- Council Tax Band B





Part glazed front door with private spy hole leading into:

Entrance Hall

Stairs leading to first floor landing, door into:

Living Room

Double glazed bay window to front with feature fitted shutters, radiator, built in recess storage cupboard, beautiful cast iron fireplace with tiled insert and hearth, tv point, telephone point, picture rail, original coving, skimmed ceiling with door leading into:

Modern Kitchen/Breakfast Room

Two double glazed windows to rear overlooking the garden, tiled floor throughout, single stainless steel sink unit inset to a roll top work surface with chrome mixer tap and drainer, matching range of wall and base units with space for cooker and four ring hob with stainless steel extractor above, space for fridge/freezer, space and plumbing for dishwasher, space for formal dining room table and chairs, radiator, built in under stairs cupboard housing meters and providing storage, part tiled walls, skimmed ceiling with spotlights and double glazed frosted door leading out onto the garden.

Utility Cupboard

Accessed via the rear garden with space and plumbing for washing machine and also houses a wall mounted boiler.

First Floor Landing

Loft hatch, door into:

Bedroom One

Double glazed window to front, radiator, beautiful original cast iron fireplace, built-in wardrobe with hanging space and shelving, original picture rail, skimmed ceiling and space for wardrobes.

Bedroom Two

Double glazed window to rear overlooking the garden, radiator, space for wardrobes, original picture rail and skimmed ceiling.

Modern Family Shower Room

Double glazed frosted window to rear, walk-in corner shower enclosure with main shower and chrome attachment, wash hand basin inset to vanity unit below with matching chrome mixer tap with vanity shelf and mirror above. Low level flush WC, part tiled walls, extractor fan and skimmed ceiling.

Rear Garden

Attractive double patio providing ample space for entertainment and table and chairs, a lawned area with attractive flower and shrub borders whilst the path leads to the rear of the garden for a further patio enjoying all the afternoon sun and access into a log cabin with windows overlooking the garden and further space for table and chairs.

Driveway

Laid to hardstanding providing off road parking.



Floor Plan St. Andrews Road

St Andrew's Road



Ground Floor
Approximate Floor Area
354.56 sq ft
(32.94 sq m)

First Floor
Approximate Floor Area
340.03 sq ft
(31.59 sq m)

Approximate Gross Internal Area = 64.53 sq m / 694.59 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (82 plus) A (61-81) B (49-60) C (35-48) D (21-38) E (1-20) F (1-20) G Not energy efficient - higher running costs	 89 72
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
 Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (21-38) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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