



- **Energy rating - C**
- **Conservatory**
- **Close to Local Amenities**
- **Perfect For First Time Buyers**
- **Light & Airy Throughout**

- **Two Double Bedroom Home**
- **Garage**
- **UPVC Double Glazing**
- **Good Size Rear Garden**
- **Gas Central Heating**

Welcome to this beautifully presented NO ONWASRD CHAIN two-bedroom terraced home, combining comfort, style, and convenience in equal measure. Nestled within a peaceful residential area, this charming property offers the perfect setting for a relaxed and enjoyable lifestyle.

Inside, the home is tastefully finished throughout. The kitchen/breakfast room features a built-in oven and hob, while the spacious lounge enjoys plenty of natural light through French doors that open into a lovely conservatory at the rear — creating an additional versatile living space that can be enjoyed all year round. Upstairs, you'll find two comfortable double bedrooms, with bedroom one benefiting from built-in wardrobes, along with a contemporary shower room bathroom.

Outside, the rear garden is attractively laid to patio and lawn, complete with a vegetable patch — ideal for those who enjoy outdoor living or a bit of gardening. The property also benefits from rear access and a garage. Additional features include UPVC double glazing and gas central heating.

Lounge 11'08" x 11'03" max (3.56m x 3.43m max)

Kitchen/Breakfast Room 11'08" x 11'03" max (3.56m x 3.43m max)

Conservatory 7'09" x 7'01" (2.36m x 2.16m)

Bedroom One 11'09 x 8'08" (3.58m x 2.64m)

Bedroom Two 9'10" x 9'04" to wardrobes (3.00m x 2.84m to wardrobes)

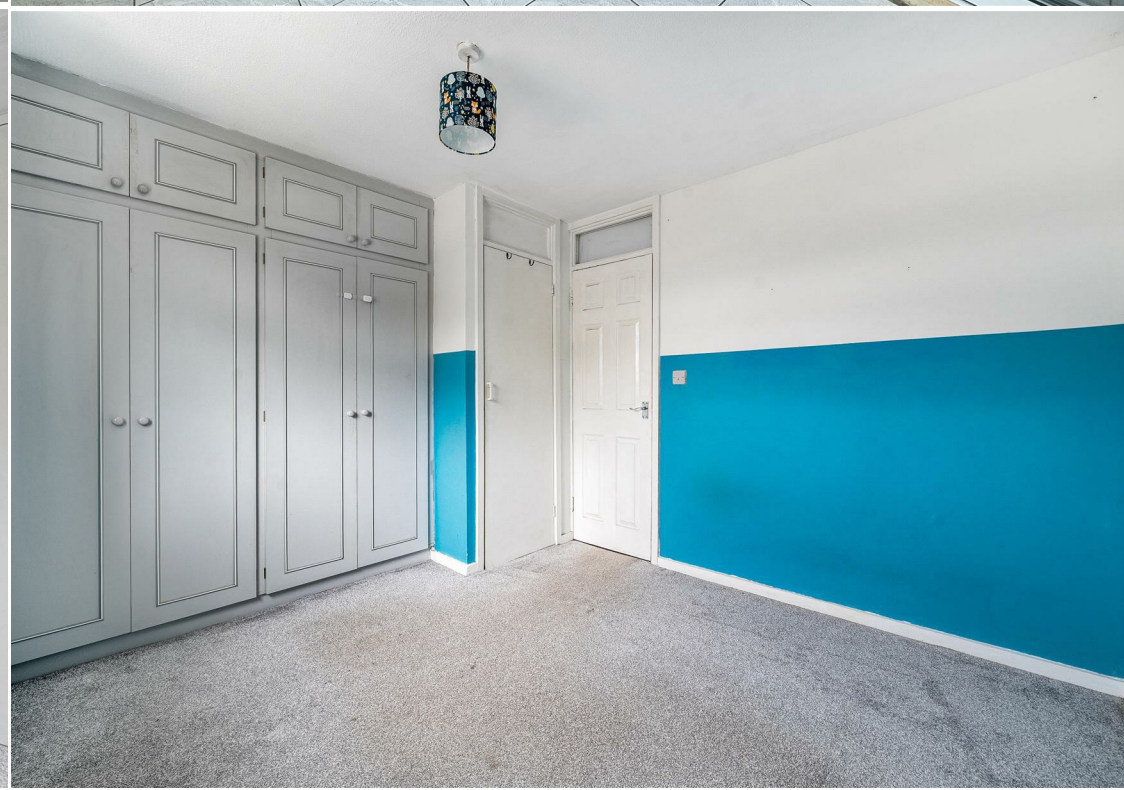
Shower Room 5'11" x 5'02" (1.80m x 1.57m)

Tenure - Freehold

Council Tax Band - B





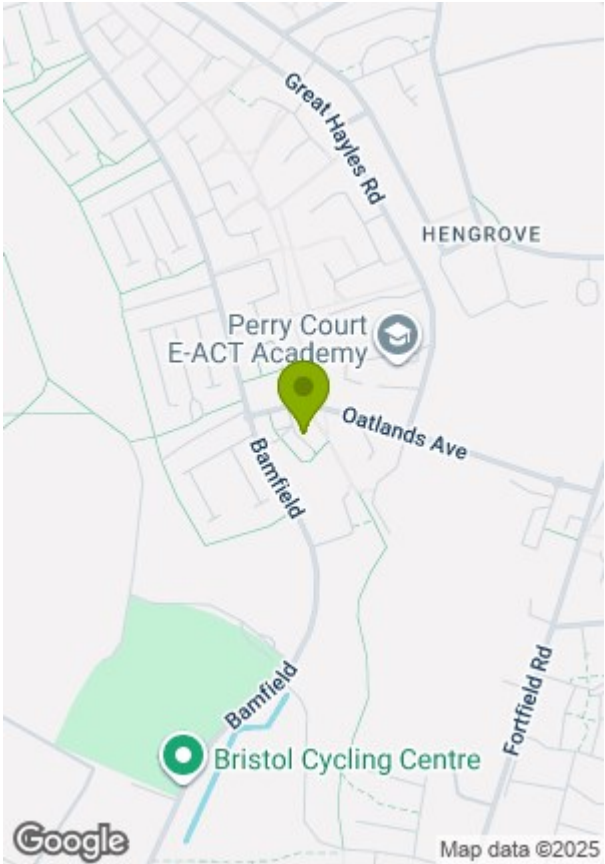








© Greenwood's Property Centre 2019



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		86
(61-81) B		
(49-60) C	73	
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.