



- **Energy Rating - C**
- **Kitchen/Diner**
- **French Doors Leading To The Rear Garden**
- **UPVC Double Glazing & Gas Central Heating**
- **Two Bedroom Home**
- **Close to Local Amenities**
- **Garage & Parking Space**
- **Immaculate**

Step into this impeccably maintained two-bedroom end-terrace residence — an ideal home for first-time buyers or those looking to downsize in comfort. Tucked away in a peaceful neighbourhood, this inviting property offers modern conveniences, generous living space, and a thoughtful layout.

You're welcomed by a bright and airy lounge, perfect for relaxing or entertaining. The spacious kitchen/diner is well-equipped with a built-in oven and hob and features French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, you'll find two generously sized double bedrooms, both designed for comfort and tranquillity. The stylish bathroom includes a shower over the bath, offering practicality and convenience.

Additional highlights include UPVC double glazing and efficient gas central heating via a modern combination boiler. Outside, the home boasts a beautifully landscaped rear garden with a mix of decking and lawn — ideal for outdoor living. A garage in a nearby block, along with a parking space directly in front, provides added convenience.

Living Room 14'6" x 13'8" (4.44 x 4.19)

Kitchen/Diner 13'1".13'1" x 11'9" (4..4 x 3.60)

Bedroom One 11'7" onto wardrobe x 8'7" (3.54 onto wardrobe x 2.64)

Bedroom Two 13'10" x 8'5" (4.22 x 2.57)

Bathroom 8'2" x 5'10" (2.51 x 1.79)

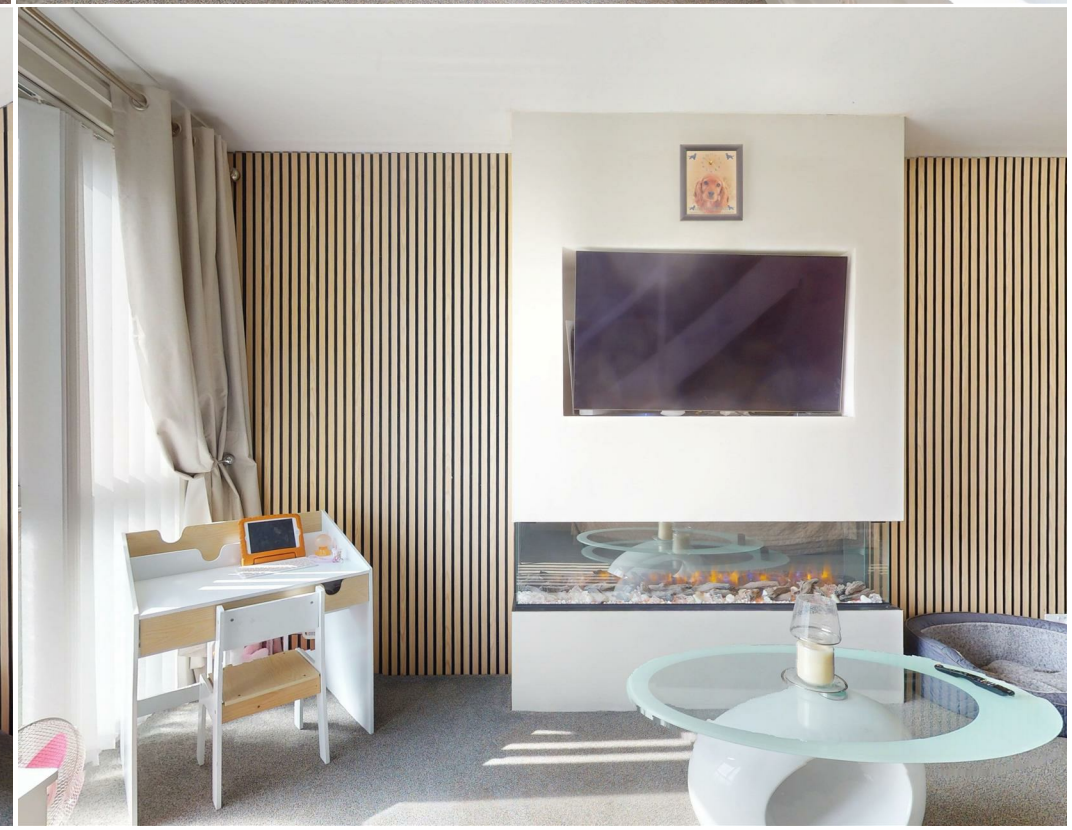
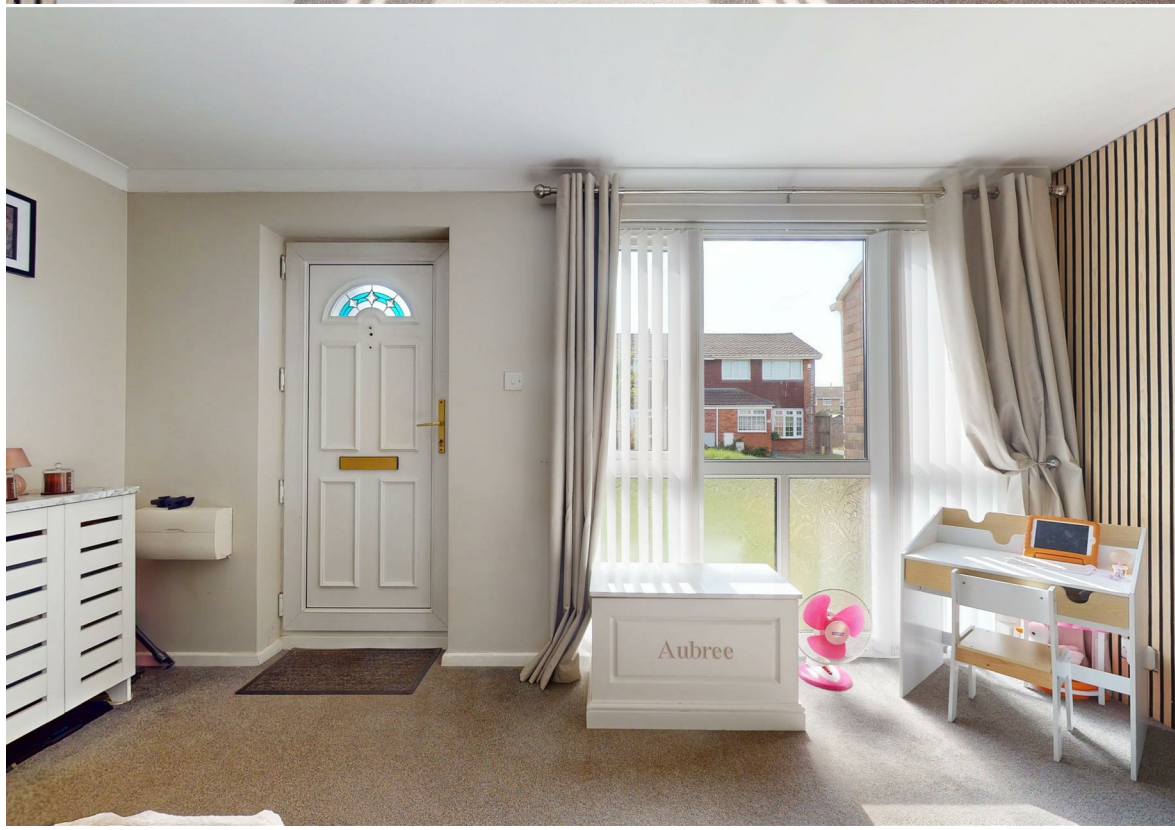
Tenure - Freehold

Council Tax Band - B

PLEASE NOTE:

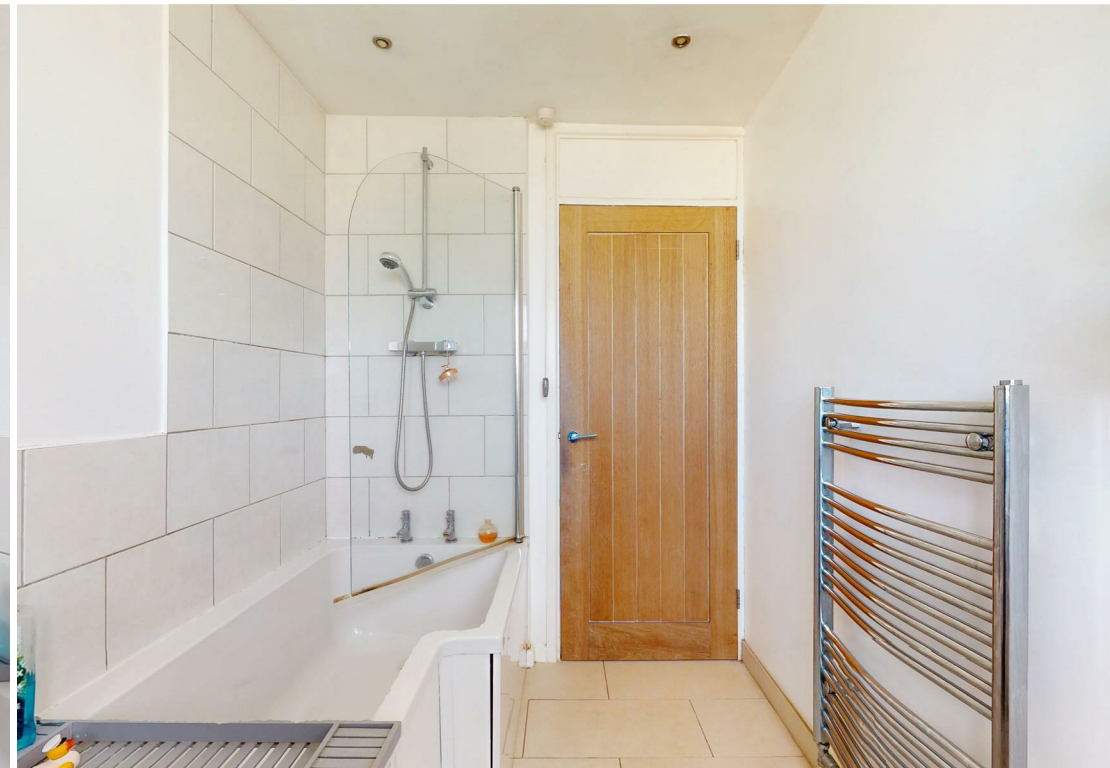
In accordance with section 21 of the Estate Agents Act 1979, we declare of Greenwood's Property Centre.





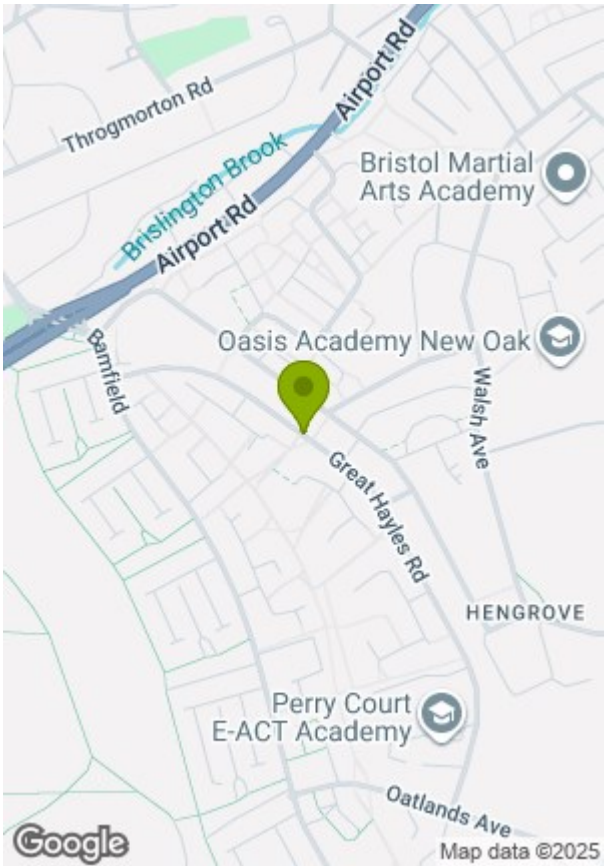








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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