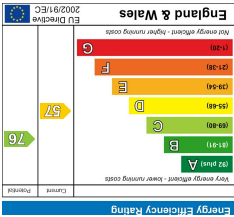
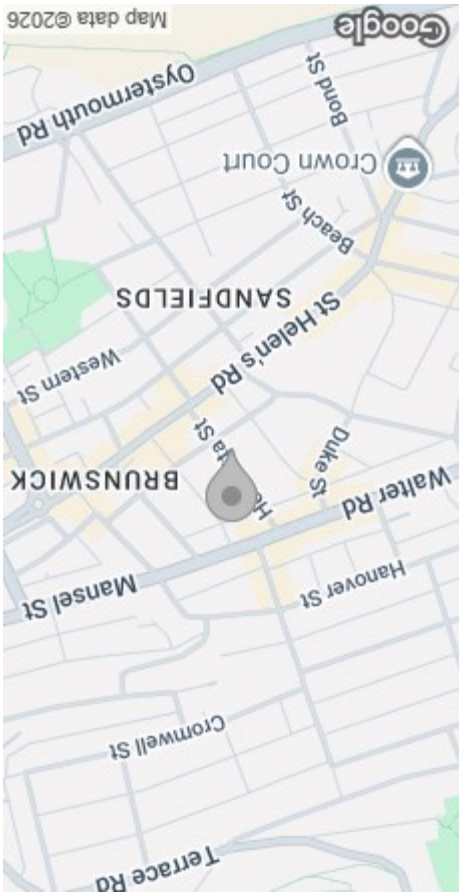


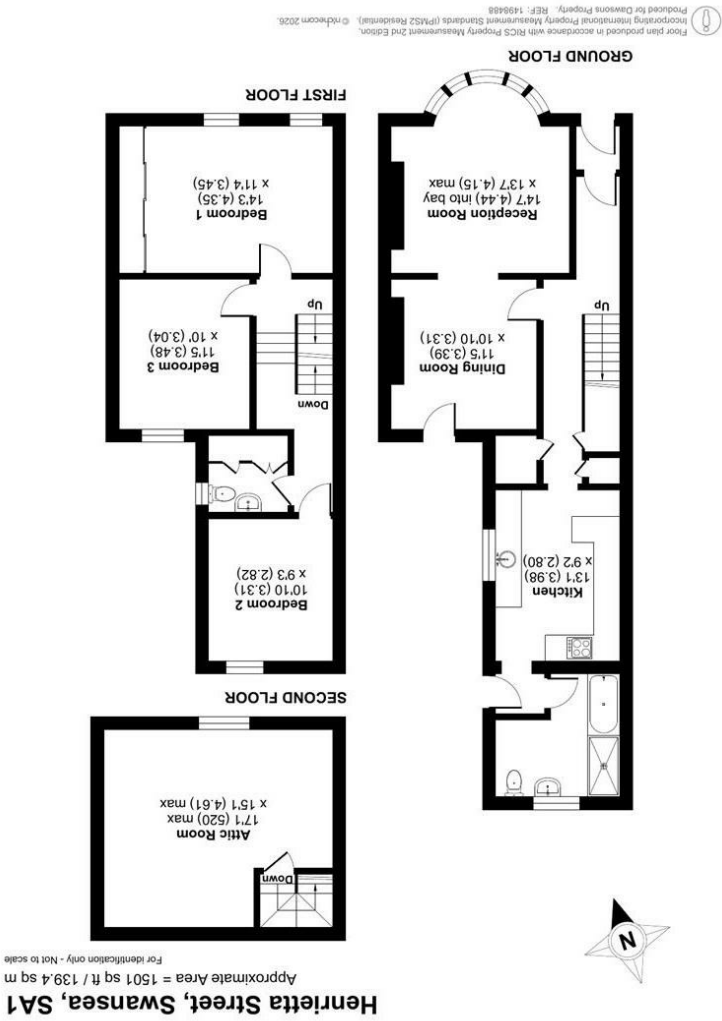
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Situated in a highly sought-after central location, this deceptively spacious three-bedroom mid-terrace home offers generous and versatile accommodation, making it the perfect choice for a growing family.

Lovingly owned and cherished by the same family for many years, the property is now ready to begin its next chapter with new owners. The home features three well-proportioned bedrooms, an additional loft room providing flexible space for a home office, playroom or occasional guest room, a stylish family bathroom on the ground floor, and the convenience of an upstairs WC.

At the heart of the home is a beautifully presented kitchen, offering a fantastic space for everyday family life and entertaining alike. To the rear, you'll find a wonderful enclosed garden, perfect for children to play, summer barbecues, or simply relaxing outdoors.

The property's central location is ideal for families, with excellent local schools, shops and amenities all within easy reach, making it particularly attractive for those who work in the area and want everything on their doorstep.

Offered to the market chain free, this is a rare opportunity to purchase a spacious family home in a popular location with plenty of

FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Reception Room
14'6" (into bay) x 13'7" (max)
(4.44m (into bay) x 4.15m (max))

Dining Room
11'1" x 10'10" (3.39m x 3.31m)

Kitchen
13'0" x 9'2" (3.98m x 2.80m)

Inner Hallway

Bathroom



First Floor

Landing

Bedroom 1
14'3" x 11'3" (4.35m x 3.45m)

Bedroom 2
10'10" x 9'3" (3.31m x 2.82m)

Bedroom 3
11'5" x 9'11" (3.48m x 3.04m)

W.C

Second Floor

Attic Room
17'0" x 15'1" (5.20m x 4.61m)

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

"Broadband – The current supplier is (Virgin).

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

