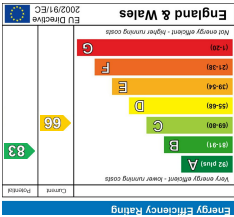
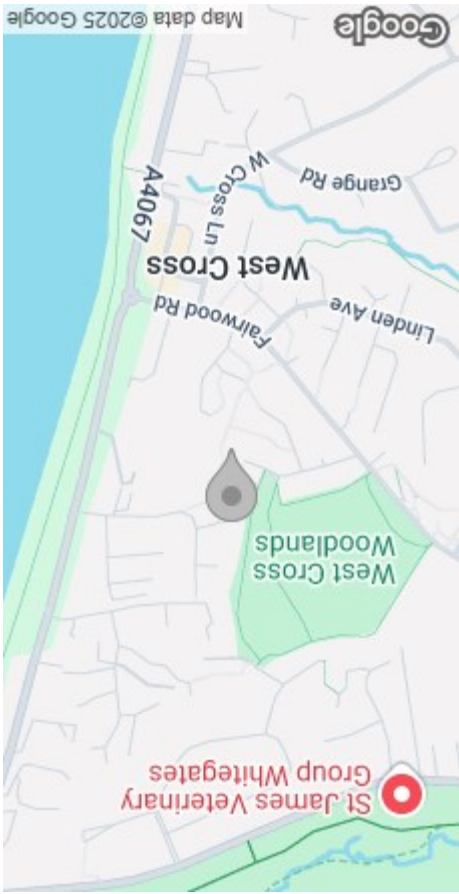


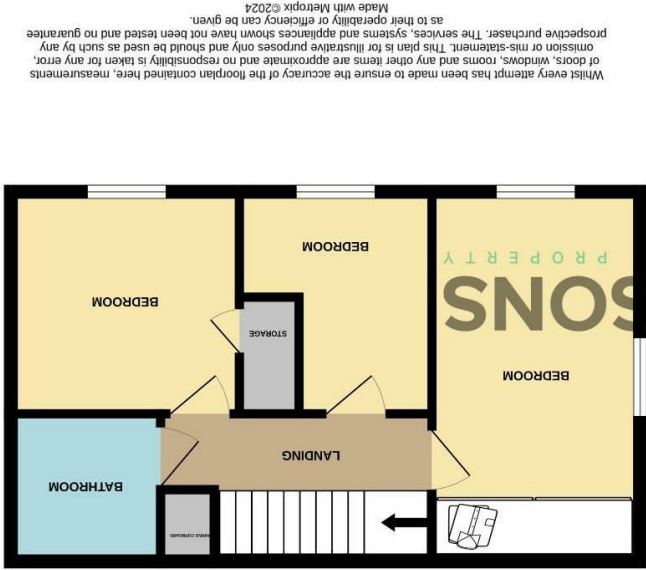
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



1ST FLOOR



GROUND FLOOR

FLOOR PLAN





GENERAL INFORMATION

This three bedroom house is brimming with potential, making it the perfect canvas for anyone looking to create a home tailored to their style. Ideal for first-time buyers or those looking to downsize, the property features a spacious open-plan lounge and dining area with a flow-through to the kitchen, a convenient downstairs cloakroom, and a large storage cupboard. Upstairs, you'll find three bedrooms and a house bathroom. Outside, a lovely, low-maintenance garden with artificial lawn and patio provides the perfect space for relaxing or entertaining. Set in a prime location close to local parks, shops, and just a short drive from the coast, this home offers easy access to nature and amenities alike. Communal parking is plentiful, adding to the convenience of this neighbourhood. Don't miss this opportunity to make it your own!

EPC - D

FULL DESCRIPTION

**Entrance Hall**  
7'09 x 6'08 (2.36m x 2.03m)

**Sitting/Dining Room**  
18'11 x 15'08 max (5.77m x 4.78m max)

**Kitchen**  
18'01 x 7'06 max (5.51m x 2.29m max)

**Inner Hallway**

**WC**

**Stairs To First Floor**

**Landing**

**Bedroom 1**  
15'08 x 8'09 (4.78m x 2.67m)



**Bedroom 2**  
9'09 x 9'05 (2.97m x 2.87m)

**Bedroom 3**  
9'05 x 8'03 (2.87m x 2.51m)

**Bathroom**  
6'05 x 5'09 (1.96m x 1.75m)

**Tenure**  
Freehold

**Council Tax Band**  
D

**Services**  
Mains gas, electric, water & drainage. Current owners have a broadband supply, however, it is currently not connected. Please refer to Ofcom checker for further information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

**Additional Information**  
There is a restrictive covenant on the property. Please speak to a member of staff for further information.

