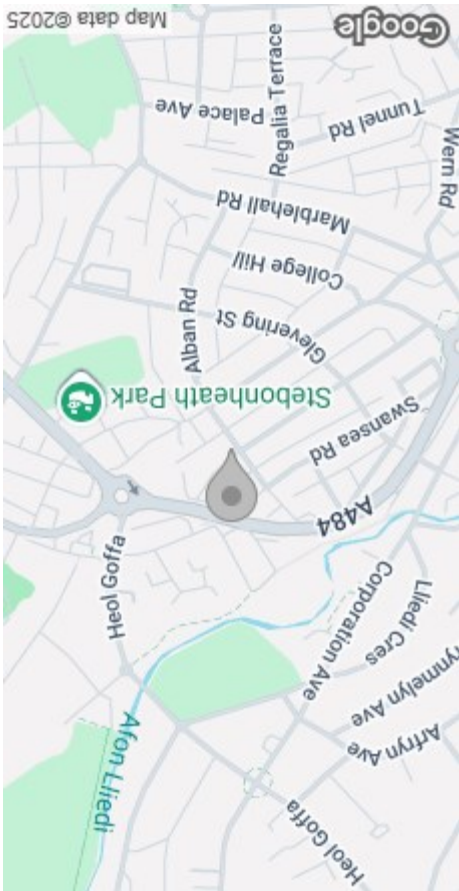


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

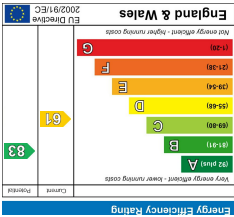
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any minor omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

This delightful mid-terrace house presents an excellent opportunity for both families and first-time buyers. Recently decorated throughout, the property boasts a fresh and inviting atmosphere, ready for you to move in and make it your own.

Upon entering, you will find two spacious reception rooms that offer versatile living spaces, while the conveniently located bathroom and separate W.C on the ground floor enhance practicality for everyday living.

The first floor features three bedrooms. An added bonus of this property is the garage, providing valuable storage space or the potential for a workshop.

The current owner has made significant updates, including modernising the electrical system, with certificates available upon request for your peace of mind. The property is situated within walking distance of the town centre, ensuring easy access to a variety of shops, schools, and colleges, as well as excellent transport links for those commuting.

With no onward chain, this home is ready for a swift and smooth transition.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

HALLWAY

LIVING ROOM
12'6" x 9'6" (3.82m x 2.90m)

DINING ROOM
9'10" x 11'10" (3.02m x 3.61m)

KITCHEN
9'2" x 15'1" (2.8m x 4.62m)

INNER HALLWAY

FAMILY BATHROOM

SEPARATE W.C

FIRST FLOOR



LANDING

BEDROOM 1
10'3" x 10'0" (3.13m x 3.06)

BEDROOM 2
11'3" x 11'5" (3.43m x 3.5m)

BEDROOM 3
6'0" x 8'8" (1.83m x 2.66m)

PARKING

ON STREET
GARAGE TO REAR ACCESS VIA LANE

COUNCIL TAX BAND = B

EPC = D

SERVICES

Heating System - Gas
Mains gas, electricity, sewerage and water
Broadband - Not currently at the property.
Mobile - There are no known issues with mobile coverage using the vendors current supplier,
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

