



Approximate Gross Internal Area = 88.2 sq m / 949 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID761143)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Originally converted in 2014 from the historic Friendship Pub, this spacious semi-detached townhouse offers modern living with character and charm. The property features three generous double bedrooms across three floors, perfect for families or professionals seeking both space and style. The ground floor welcomes you with a bright Entrance Hall leading to a cosy Sitting Room and a stylish Kitchen/Dining Room with appliances, Utility Cupboard and Cloakroom. On the first floor, you'll find two spacious double bedrooms and a luxurious Family Bathroom, complete with both a shower and a bath. The top floor boasts vaulted ceilings in the main bedroom, providing a peaceful retreat with plenty of natural light. Situated in a prime central location, this property offers convenient access to the town centre with its array of shops, bars and restaurants, all local amenities, schools and excellent public transport routes.



ROOM DESCRIPTIONS

Entrance Hall

Entered via composite glazed door. Stairs rising to first floor accommodation, radiator and quality wood effect vinyl flooring. Wood finished door to Sitting Room.

Sitting Room

16' 5" x 14' 1" (5.00m x 4.29m)

A delightful room with deep sill UPVC double glazed window to front. Useful built in storage cupboard. Radiator. Half glazed double doors to Kitchen/Dining Room.

Kitchen/Dining Room

13' 5" x 9' 6" (4.09m x 2.90m)

Fitted with a contemporary range of wall and base units with square work surfaces, upstands and pelmet lighting. Inset one and a half bowl sink and drainer with mixer tap. Built in electric oven and hob with extractor over. Integrated fridge/freezer and dishwasher. Door to Utility Cupboard providing space and plumbing for washing machine and tumble dryer. Vinyl floor covering and UPVC double glazed French doors to the rear Garden. Door too Cloakroom.

Cloakroom

Tiled and fitted with a white suite comprising; mounted wash basin and concealed cistern low level W.C. Tiled floor and extractor.

First Floor Landing

Door to staircase which rises to Principle Bedroom. Doors to both Bedrooms and Family Bathroom.

Bedroom 2

12' 11" x 9' 10" (3.94m x 3.00m)

Radiator. Deep silled UPVC double glazed window to front.

Bedroom 3

9' 6" x 9' 2" (2.90m x 2.79m)

Radiator. Deep silled UPVC double glazed window to rear.

Family Bathroom

Fully tiled and fitted with a white suite comprising; bath with mixer tap and shower attachment, separate shower cubicle with thermostatically controlled shower, pedestal wash basin and concealed cistern low level W.C. Heated towel rail, vinyl flooring and UPVC double glazed window to rear.

Bedroom 1

16' 5" x 12' 11" (5.00m x 3.94m)

Approached by balustrade staircase. A glorious light and airy room with vaulted ceiling and dual aspect UPVC double glazed windows to front and rear, plus a 'Velux' skylight to the front. Radiator.

Driveway

Block paved driveway for 2 vehicles.

Rear Garden

Fully enclosed by stone wall and timber panel fencing with gated access to the front. This delight and easily maintained garden is laid to artificial grass with well stocked raised bed. A seating arbour and timber shed complete the picture.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: C

