

Guide Price  
£265,000  
Freehold







## Features

- Charming terraced property
- Three spacious reception rooms
- Three double bedrooms
- Ideal for families, couples, sharers
- Close to local amenities
- Close to public transport links
- Nearby schools and parks
- Energy-efficient with EPC rating 'D'

## Summary of Property

Presenting for sale, this traditional terraced house that is ideal for a couple or family looking to personalise and imprint their style. Although requiring modernisation, this property brims with potential and boasts substantial accommodation throughout.

The property comprises of three spacious reception rooms, each with unique features. The first reception room has a lovely box bay window allowing an abundance of natural light and provides a warm and cosy atmosphere with a charming feature fireplace, ideal for those chillier evenings. The second reception room is a good size having another fireplace, built in storage and patio doors leading out onto the garden. The third reception room is being used as a dedicated dining space, perfect for family meals or entertaining guests. The property also contains a functional kitchen awaiting your personal touch.

The house benefits from three well-proportioned double bedrooms. The first bedroom comes with a large bay window, built-in wardrobes, providing excellent storage space and also benefits from a walk in wardrobe which would of originally been the fourth bedroom.. The other two bedrooms, also doubles, offer plenty of room for creativity in layout and design.

A family bathroom equipped with a heated towel rail and a walk-in shower adds to the comfort and convenience this home offers.

Further enhancing its appeal, it enjoys a prime location being within walking distance to local amenities and having easy access to public transport links, nearby schools, parks, and beautiful walking routes.

In summary, this property offers a unique opportunity to be turned into a dream home.

EPC: D64 (22/09/2023)

Council Tax Band: B £1,905.64 for 2025/26

# Room Descriptions

## Accommodation:

### Entrance Vestibule:

#### Entrance Hall:

Doors leading to lounge, second reception room, dining room, cloakroom, understairs cupboard, stairs to the first floor.

#### Lounge: 4.04m x 3.87m (13' 3" x 12' 8")

Boxed bay window, feature fireplace with wooden mantelpiece, radiators, two wall mounted lights, laminate flooring.

#### Reception Room Two: 3.83m x 3.67m (12' 7" x 12' 0")

Fireplace, radiator built in storage, laminate flooring, patio doors out to the garden.

#### Dining Room: 3.48m x 3.33m (11' 5" x 10' 11")

Side aspect window, built in airing cupboard housing the gas fired boiler providing central heating, radiator, laminate flooring.

#### Kitchen: 3.34m x 3.10m (10' 11" x 10' 2")

Side aspect window, range of wall, base and drawer units, built in oven and 4 ring hob with extractor over, single drainer sink unit, tiled splashback, space for fridge freezer, space for washing machine.

#### Cloakroom:

Low level w/c, hand wash basin.

#### First Floor Landing:

Doors leading to bedrooms, bathroom and access to the loft.

#### Bedroom One: 3.90m x 3.61m (12' 10" x 11' 10")

Double sized room, bay window, radiator, built in wardrobes, laminate flooring, door into walk in dressing room.

#### Dressing Room: 2.96m x 1.79m (9' 9" x 5' 10")

#### Bedroom Two: 3.85m x 3.68m (12' 8" x 12' 1")

Double sized room, radiator.

#### Bedroom Three: 8' 11" x 8' 8" (2.72m x 2.64m)

Double sized room, rear aspect window, radiator, laminate flooring.

#### Family Shower Room:

Side aspect window, walk in shower, vanity hand wash basin, low level w/c, heated towel rail.

#### Conservatory: 3.52m x 2.25m (11' 7" x 7' 5")

Laminate flooring, double doors leading out to garden.

#### Front Garden:

Gate and pathway leading to the entrance door, low maintenance gravelled garden surrounded by low boundary wall.

#### Rear Garden:

Enclosed rear garden, decking, shed, plastic shed and access to rear path.

#### Services:

Mains Gas, Electricity, Water and Drainage are connected.

#### Tenure:

Freehold.

Vacant possession on completion.



Material Information
Council Tax Band & Charge for Current Year
Band: B £1,905.64 2025/26
EPC Rating & Date Carried Out
D64 (22/09/2023)
Building Safety Issues
None Reported
Mobile Signal
<b>Ofcom Mobile Coverage Checker</b> Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). <a href="https://www.ofcom.gov.uk/coverage/">Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).</a>
<b>nPerf Mobile Coverage Map</b> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="https://www.nperf.com/en/map/GB/-/-signal?l=20&amp;lg=0&amp;z=3">https://www.nperf.com/en/map/GB/-/-signal?l=20&amp;lg=0&amp;z=3</a>
<b>Mast Data Mobile Mast Summary</b> Shows mast locations and coverage details for each mobile provider across the UK <a href="https://mastdata.com/coverage">https://mastdata.com/coverage</a>
Construction Type
Standard Construction
Existing Planning Permission
None Currently Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		