

£234,950  
Freehold







### Features

- Three generously sized bedrooms
- Spacious reception rooms
- Utility room for extra convenience
- South Facing Rear Garden
- Parking space
- Newly fitted kitchen and bathroom
- New carpets & decoration
- New ' Worcester' gas boiler

## Summary of Property

Now available for purchase, this beautifully presented three-bedroom terraced house perfectly blends modern living with a warm, welcoming atmosphere—ideal for buyers seeking both style and comfort. This property has been recently renovated throughout and benefits from a newly fitted kitchen and bathroom. Newly installed 'Worcester' gas fired boiler and new carpets.

Upon entering, you're welcomed into a spacious and light-filled reception room, perfect for entertaining guests or enjoying cosy evenings with the family. Just off the reception room lies a well-equipped kitchen, thoughtfully designed to handle everything from everyday meals to special occasions with ease.

Upstairs, the property features three generously sized bedrooms, offering flexibility for growing families, guests, or those in need of a dedicated home office. A sleek, contemporary bathroom adds to the overall sense of comfort and convenience, providing a relaxing space to unwind.

Situated within a friendly, well-established community, this home also benefits from excellent access to local shops, schools, and transport links.

Combining a homely charm with practical living, this property presents a fantastic opportunity for homeowners looking to settle into a vibrant neighbourhood. Don't miss your chance to view this attractive home—get in touch today to arrange a visit.

## Room Descriptions

### Accommodation:

#### Entrance Porch:

Panelled entrance door and tiled floor

#### LOUNGE: 3.91m x 3.28m

Fireplace with a raised hearth, double glazed window, radiator, coved ceiling and opening to:-

#### Dining Room: 5.01m x 3.35m (maximum)

Radiator and coved ceiling

#### Breakfast Room: 3.27m x 2.60m

Base units with roll top working surfaces wall units, splash back, radiator and quarry-tiled floor

#### Kitchen: 3.29m x 2.43m

1 ½ bowl single drainer sink unit with mixer tap. Range of base wall and drawer units with rolltop working surfaces and splash backs. Fitted 'Zanussi' ceramic hob, 'Electrolux' cooker hood and fitted 'Zanussi' oven. Radiator, double glazed window, quarry-tiled floor and double glazed French doors to the Rear Garden.

#### Utility Room:

Base units with splash backs, double wall unit, plumbing for an automatic washing machine, newly fitted 'Worcester' gas-fired boiler. Door to the Rear Garden.

#### Cloakroom:

White suit comprising low-level WC, wash hand basin and double glazed window.

### Landing:

Radiator and loft access

#### Bedroom: 3.41m x 3.35m (maximum)

Double glazed window, radiator and cast iron fireplace

#### Bedroom: 3.40m x 2.73m

Double glazed window and radiator

#### Bedroom: 3.40m x 2.20m

Double glazed window and radiator

### Bathroom:

Newly fitted white suite comprising panelled bath with shower attachment over. Pedestal wash hand basin, low-level WC, double glazed window, radiator and airing cupboard

### Outside:

Small Front Garden. The Rear Garden benefits from a southerly-facing aspect and is laid to astro-turf with flower beds. Double wooden gates provide access to CAR SPACE. Single pedestrian gate.

### Services:

Mains Water, Electricity, Gas & Drainage are connected.

### Tenure:

Freehold.

Vacant Possession on Completion



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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		