

Guide Price
£224,950
Freehold





Features

- Three double bedrooms
- Recently refurbished bathroom
- Rain shower
- Large windows natural light
- Kitchen dining area
- Quiet scenic location
- Wood floors
- Council Tax Band B

Summary of Property

This elegant terraced property, listed for sale, is an enticing prospect for families, couples, sharers, and students alike. Nestled in a quiet location surrounded by scenic walking and cycling routes, it offers a serene retreat from the hustle and bustle of daily life.

Upon entry, you'll be greeted by a neutrally decorated interior that exudes an air of tranquillity. The property boasts three generously proportioned double bedrooms, providing ample space for rest and relaxation. The bathroom is a standout feature of the home, having recently undergone a tasteful refurbishment. It presents a large, luxurious space equipped with a free-standing bath, rain shower, and a heated towel rail, ensuring a spa-like experience right at home.

The heart of the house is undoubtedly the kitchen, which incorporates a dining space for family meals and gatherings. While the kitchen currently requires modernising, this presents an exciting opportunity to transform it into a culinary haven tailored to your tastes. The reception room, meanwhile, is characterised by large windows that flood the space with natural light and accentuate the rich hues of the wood floors. It's a perfect setting for both entertaining guests and enjoying quiet moments of solitude.

The property falls into Council Tax Band B, which is an added advantage. With its blend of comfort, potential, and superb location, this home offers a fantastic opportunity for those wishing to put their own stamp on a property. Secure this gem before it's too late!

Room Descriptions

ACCOMMODATION:

ENTRANCE PORCH:

Glazed entrance door and radiator

LOUNGE: 3.95m x 3.95m (13' 0" x 13' 0") (excluding bay window)

Rectangular double glazed window, wood laminate flooring, radiator, ceiling rose and moulded cornice

DINING ROOM: 3.51m x 3.21m (11' 6" x 10' 6")

Radiator, wood laminate flooring, ceiling rose, coved ceiling and double glazed French doors to the rear Courtyard.

BREAKFAST ROOM: 3.16m x 2.97m (10' 4" x 9' 9")

Radiator, double glazed window, wood laminate flooring, coved ceiling, cupboard housing the 'Worcester' gas-fired boiler.

KITCHEN: 3.81m x 1.97m (12' 6" x 6' 6")

Single drainer stainless steel sink unit with mixer tap. Range of base, wall and drawer units with roll top working surfaces. Fitted four-ring ceramic hob with cooker hood and fitted oven. plumbing for automatic washing machine. Tiled floor, double glazed window and double glazed door to the rear.

LANDING:

Access to the loft space.

BEDROOM: 3.92m x 3.17m (12' 10" x 10' 5")

Double glazed window and radiator.

BEDROOM: 3.50m x 3.17m (11' 6" x 10' 5")

Double glazed window and radiator.

BEDROOM: 3.00m x 1.74m (9' 10" x 5' 9")

Double glazed window and radiator.

BATHROOM:

Luxury white suite comprising Jacuzzi bath, shower cubicle with 'Triton' shower unit and wash hand basin with cupboard under. Tiled floor, part-tiled walls, double glazed window, heated towel rail and six downlighter spotlights.

Separate WC:

Low-level WC, radiator, tiled floor and double glazed window.

OUTSIDE:

Small Front Garden.

Double gates to the rear of the house giving access to a Car Parking Space.



Material Information
Council Tax Band & Charge for Current Year
Band: B £1,905.64 2025/26
EPC Rating & Date Carried Out
D67 (24/03/2025)
Building Safety Issues
None Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GB/-/?signal?n=20&lg=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastedata.com/coverage
Construction Type
Standard Construction
Existing Planning Permission
No Applications 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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