

**Broadview**

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All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no

Total area: approx. 85.6 sq. metres (921.5 sq. feet)

**Ground Floor**

- Living Room (5.14m x 6.79m)
- Kitchen (2.85m x 3.22m)
- Bathroom (2.96m x 2.00m)

**First Floor**

- Bedroom (2.14m x 2.75m)
- Bedroom (3.15m x 3.97m)
- Bedroom (2.96m x 4.24m)
- Bathroom (2.96m x 2.00m)

Energy Efficiency Rating

Rating	Score	Band
Very energy efficient - lower running costs	92+	A
	81-91	B
	69-80	C
	55-68	D
	39-54	E
	21-38	F
Not energy efficient - higher running costs	1-20	G

Current: 74  
Potential: 80



## Description



A very well presented and modernised, three bedroom property situated in a convenient location. Benefits include a Re-fitted kitchen/breakfast room , stunning lounge/diner, Downstairs cloakroom, three generous size bedrooms and is situated on a substantial size plot.

Welcome to this charming three-bedroom terraced house, ideally set in the highly sought-after Old Town location. Offering a perfect blend of traditional character and modern convenience, this property is an excellent opportunity for both families and professionals looking for a comfortable and stylish home in a vibrant community.

Step inside to discover a spacious lounge/diner that forms the heart of the home. This inviting area provides ample space for relaxing and entertaining, with plenty of natural light creating a warm and welcoming atmosphere. The layout is versatile, allowing you to arrange your furniture to suit your lifestyle and make the most of the available space.



The re-fitted kitchen is a true highlight, featuring contemporary units, sleek work surfaces, and integrated appliances that cater to all your culinary needs. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen offers both functionality and style, making everyday cooking a pleasure.

Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat with ample storage and natural light. These rooms provide flexible living options, whether you need space for a growing family, a home office, or guest accommodation. The re-fitted bathroom enhances the upper floor with modern fixtures and a fresh, clean design to start and end your day in comfort.

Additional practical features include a convenient downstairs cloakroom, perfect for visitors and busy mornings. The well-maintained family rear garden is a peaceful outdoor space ideal for children to play, gardening enthusiasts, or for alfresco dining and summer barbecues. It adds valuable outdoor living space to the property and further complements the overall charm of the home.



Situated within the Old Town, this property benefits from an enviable location close to local amenities, schools, and transport links. The area is known for its friendly community spirit and historic appeal, offering the perfect balance of convenience and character. Whether you enjoy exploring independent shops, cafes, or scenic walks, this location truly has something for everyone.

This terraced house presents an excellent opportunity to move into a desirable neighbourhood with a property that combines modern updates with traditional appeal. Early viewing is highly recommended to fully appreciate the space, quality, and location on offer. Don't miss your chance to secure a beautiful family home in the heart of the Old Town – contact us today to arrange a viewing and take the first step towards making this house your new home.

