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A deceptively spacious and well-presented three-bedroom mid-terrace home arranged over three floors, offering in excess of 1,260 sq ft of versatile accommodation together with a garage and well-balanced living space throughout.

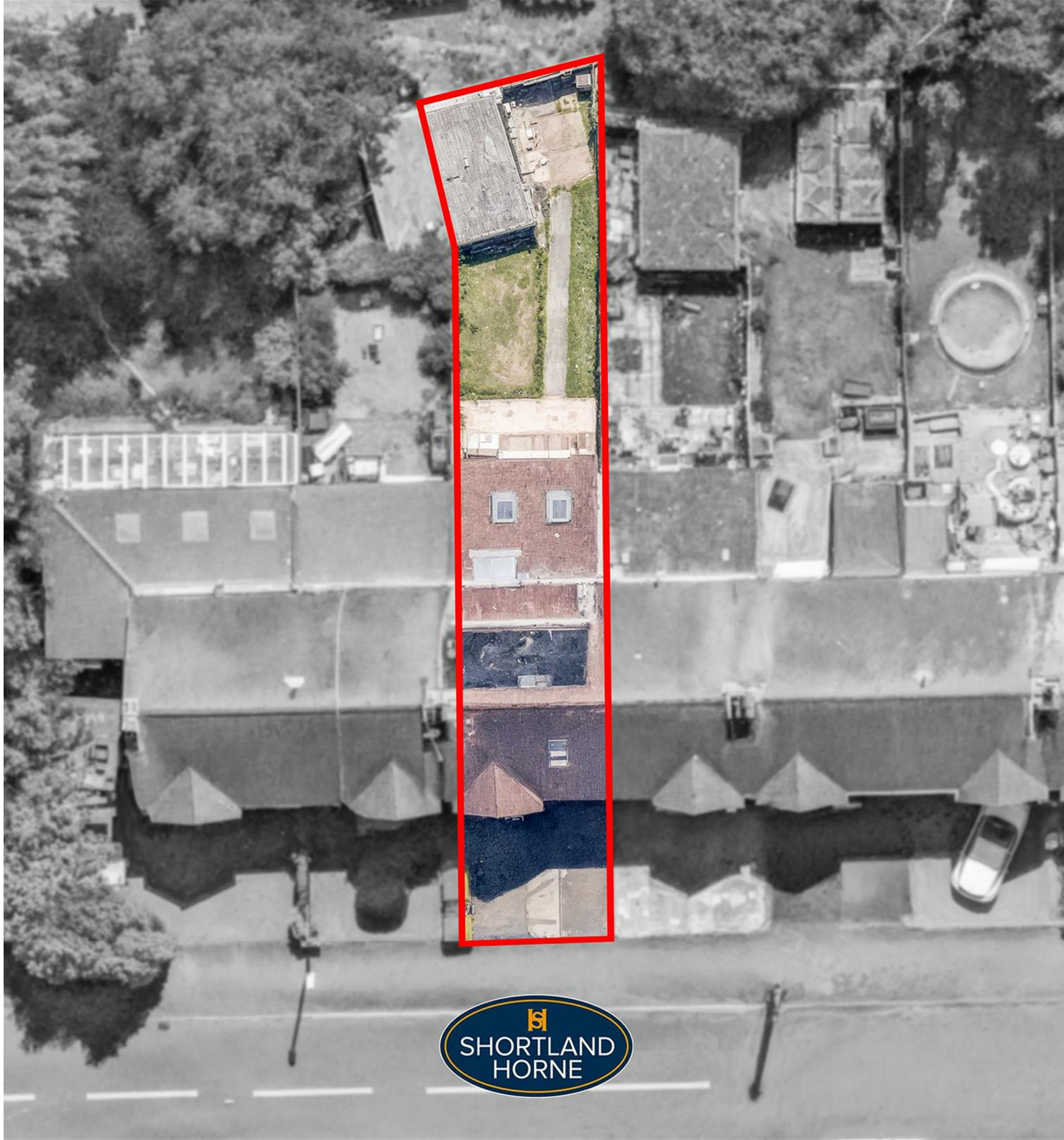
This attractive home combines generous proportions with a practical layout, making it an ideal choice for families, professional couples or those seeking additional space to work from home. The accommodation is thoughtfully arranged to provide flexible living across three levels, with well-sized rooms and an abundance of natural light throughout.

The ground floor is entered via a welcoming hallway which leads to a substantial bay-fronted living room, creating a comfortable and inviting space for both everyday living and entertaining. To the rear of the property is a spacious kitchen/dining room with underfloor heating, providing ample room for family dining and social gatherings, with direct access to the rear garden. A convenient underfloor heated ground-floor WC and additional utility/storage space further enhance the practicality of the home.

On the first floor are two generous double bedrooms served by a family bathroom, while the second floor offers an impressive principal bedroom suite with its own bathroom. This private upper-floor retreat provides an ideal principal bedroom, guest accommodation or a dedicated space for those working from home.

Externally, the property benefits from a garage and enclosed rear garden, providing valuable storage and outdoor space. Offering excellent versatility and more accommodation than first meets the eye, this substantial mid-terrace home presents an outstanding opportunity for a wide range of buyers and should be viewed to be fully appreciated.

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Dimensions

GROUND FLOOR

Entrance Hallway
1.57m x 3.71m

Living Room
3.20m x 7.19m

Kitchen Area
1.88m x 2.87m

Kitchen
4.95m x 3.84m

W/C
1.12m x 1.65m

FIRST FLOOR

Bedroom One
3.33m x 3.89m

Bedroom Two
3.33m x 3.28m

Bathroom
1.80m x 1.68m

SECOND FLOOR

Bedroom Three
2.77m x 4.60m

Bathroom
0.91m x 2.72m

OUTSIDE

Garage
2.64m x 4.85m

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Floor Plan



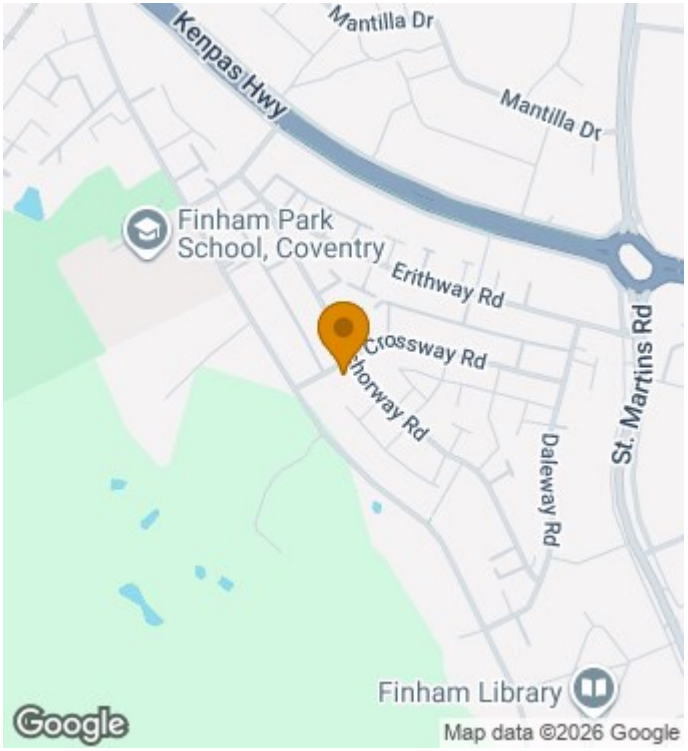
Total area: 1264.00 sq ft

Disclaimer

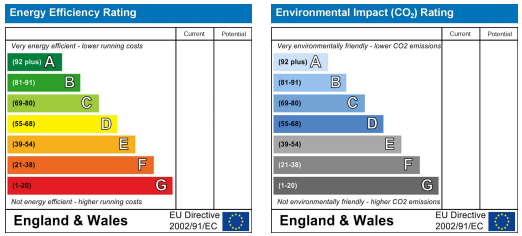
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

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Location Map



EPC



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