



Set within a small development of just three homes accessed via a no-through road on the edge of the town centre and within easy reach of the University campus, this thoughtfully renovated end-of-terrace townhouse combines clean, contemporary interiors with well-planned living spaces and a private east-facing garden. The house has been comprehensively updated to include contemporary luxury vinyl flooring throughout the ground floor, a streamlined fitted kitchen with integrated appliances and a modern bathroom. The result is a home that feels both practical and quietly refined. The ground floor has been arranged to encourage an easy flow between spaces. A generous kitchen and dining room forms the social heart of the home, while the adjoining sitting room opens directly onto the rear garden through glazed doors, drawing in natural light and creating a seamless connection with the outside. The east-facing garden has been designed for low-maintenance enjoyment, with a paved terrace for outdoor dining and an area of decking. Upstairs are three well-proportioned bedrooms, served by a contemporary family bathroom. The house also benefits from an allocated parking space and a single garage. Despite its peaceful setting, the location is exceptionally well connected. Local shops, a doctor's surgery and well-regarded schools are all within easy reach, while regular bus services provide convenient access to the town centre. The nearby University campus, hospital, business parks and M4 motorway make the property particularly well placed for both commuting and everyday life.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- 3 Bedrooms
- Living room with garden access
- Newly fitted kitchen-dining room
- Family bathroom; WC
- Garage and parking
- Private east facing garden





Council tax band C

Council- RBC

Garden

The garden enjoys a private easterly aspect with a paved patio and steps up to a lawned garden with shrub beds and an area of decking to the rear boundary.

Additional information:

Parking

The property has an allocated parking space and a single garage.

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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