

FLOOR PLAN

DIMENSIONS

Porch
2'06 x 5'11 (0.76m x 1.80m)

Entrance Hall

Lounge
14'09 x 11'06 (4.50m x 3.51m)

Kitchen
9' x 9'09 (2.74m x 2.97m)

Dining Room
9' x 8'08 (2.74m x 2.64m)

Conservatory
7'05 x 7'06 (2.26m x 2.29m)

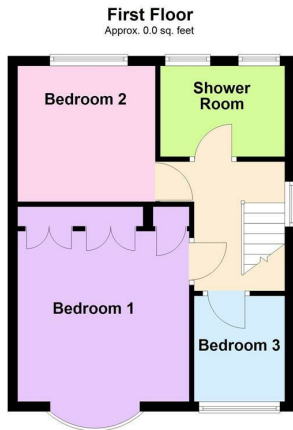
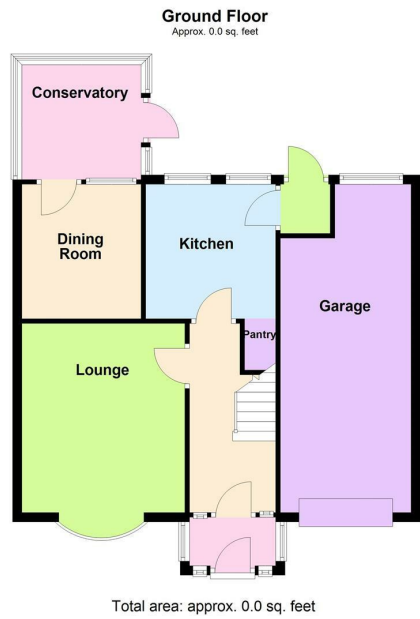
Landing

Bedroom One
15'1 x 11'06 (4.60m x 3.51m)

Bedroom Two
8'11 x 9'03 (2.72m x 2.82m)

Bedroom Three
6'10 x 5'11 (2.08m x 1.80m)

Shower Room
5'10 x 8'04 (1.78m x 2.54m)

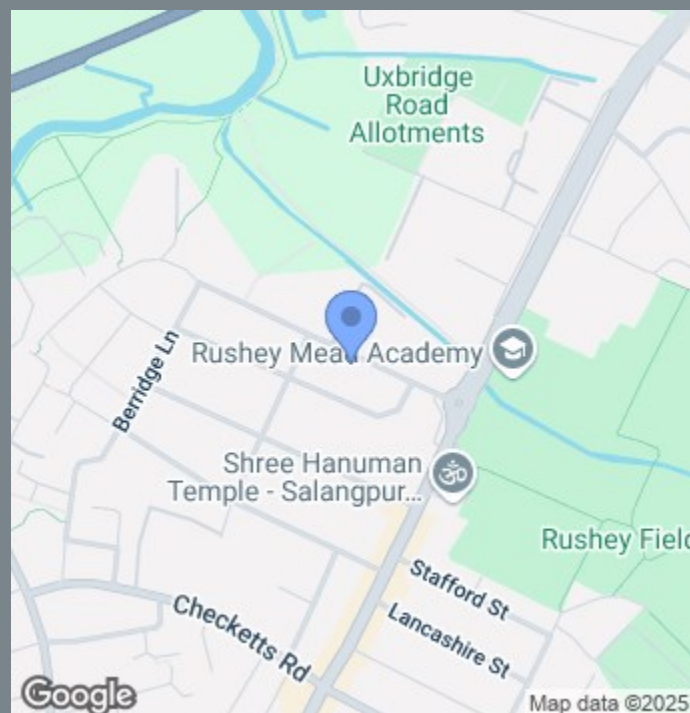


OVERVIEW

- Beautifully Presented Family Home
- Fabulous Location
- No Onward Chain
- Porch & Entrance Hall
- Lounge & Dining Room
- Kitchen & Conservatory
- Three Bedrooms & Modern Shower Room
- Gated Driveway & Garage
- Low Maintenance Garden
- EER - D , Freehold, Tax Band - B

LOCATION LOCATION....

The property is nestled in the heart of the vibrant and bustling area of Belgrave and is extremely convenient for an array of shops, cafes and places of worship and there is excellent public transport access to the city centre.



THE INSIDE STORY

Nestled in a sought-after location, this charming bay-fronted semi-detached home offers the perfect blend of character and convenience, with the added bonus of no onward chain. From the moment you step into the welcoming porch and entrance hall, the home exudes a warm and inviting atmosphere. The lounge is bathed in natural light from a classic bay window and features a striking fireplace, creating a cosy focal point. The kitchen boasts stylish white shaker-style cabinetry, sleek contrasting work surfaces, an eye-level double oven, hob with extractor, and a walk-in pantry —ideal for any home cook. Adjacent, the dining room flows seamlessly into a bright conservatory, offering views over the low-maintenance garden, perfect for relaxing or entertaining. Upstairs, the landing leads to three generously sized bedrooms, with the two largest benefiting from fitted wardrobes, and a beautifully finished modern shower room. Outside, a gated driveway provides secure off-street parking and access to the garage, rounding off this delightful family home.

