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Plan produced using PlanUp.



This beautifully presented THREE BEDROOM Victorian mid-terrace home is set in an elevated position, close to the town centre. The ground floor features a bay fronted living room, a contemporary dining kitchen, and a utility room. Upstairs, there are two double bedrooms and a modern family bathroom, while the second floor offers a third double bedroom with Velux windows and built-in wardrobes. Outside, the property benefits from a low maintenance rear garden.

MISREPRESENTATION ACT 1967.

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HALLWAY

Timber door, radiator, wooden flooring, and stairs to the first floor.

LIVING ROOM

11'9 x 10'9 (3.58m x 3.28m)
Double glazed bay window, gas fire with a wooden mantel over, and a radiator.



KITCHEN

12'8 x 11'3 (3.86m x 3.43m)
uPVC double glazed window, fitted wall and base level shaker style units with a wood effect worktop over, four ring electric hob and oven with an extractor fan over, built in cupboard, radiator, and wood effect flooring.



UTILITY ROOM

6'10 x 7'2 (2.08m x 2.18m)
uPVC door and double glazed window, fitted wall and base

units with a wood effect worktop over, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and dryer, plumbing for a dishwasher, tiled flooring, and access to the cellar.



FIRST FLOOR LANDING

Stairs to the second floor.

BEDROOM ONE

11'11 x 13'11 (3.63m x 4.24m)
Double glazed window and a radiator.



BEDROOM TWO

12'9 x 8'5 (3.89m x 2.57m)
uPVC double glazed window and a radiator.



BATHROOM

7'1 x 7'2 (2.16m x 2.18m)
Double glazed Velux window, bath with a mixer tap over, enclosed shower cubicle with a wall mounted shower fitting, washbasin with a mixer tap, WC with a push flush, radiator, part tiled walls, and tiled flooring.



SECOND FLOOR

BEDROOM THREE

11'11 x 11'6 (3.63m x 3.51m)
Double glazed Velux window, radiator, built in wardrobes, and access to eaves storage space.



CELLAR

11'7 x 11'5 (3.53m x 3.48m)
Light and power.

EXTERIOR

To the rear the property offers an enclosed raised patio



NOTES

Tenure: Leasehold - Freehold
Council Tax Band: B
EPC Rating: D