



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



Situated just a short distance from the town centre and Pavilion Gardens, this well presented two bedroom end terrace cottage is ideal for first-time buyers or as a holiday let. Set over three floors, the property comprises an open plan living room and kitchen, a utility room to the ground floor, a single bedroom and bathroom to the first floor, with a double bedroom located on the top floor. Externally, the property offers an enclosed low-maintenance paved yard to the side with raised flower beds.

MISREPRESENTATION ACT 1967.

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### HALL

Timber entrance door, tiled flooring and stairs to the first floor.

### LIVING ROOM & KITCHEN

17'7 11'2 (max) (5.36m x 3.40m (max))

uPVC double-glazed bay window, gas fire, radiator and under-stairs cupboard. In the kitchen area there is a uPVC double-glazed window, fitted wall and base kitchen units with a wood-effect worktop, four-ring gas hob and integral oven, stainless steel 1.5-bowl sink and drainer with mixer tap, and integral dishwasher.

### UTILITY

7'9 x 6'10 (max) (2.36m x 2.08m (max))

uPVC stable door and double-glazed windows, sink, fitted worktop, plumbing for a washing machine and dryer, radiator, and tiled flooring.

### FIRST FLOOR LANDING

uPVC double-glazed window, radiator and stairs to the second floor.

### BEDROOM TWO

11'5 x 8'7 (max) (3.48m x 2.62m (max))

uPVC double-glazed window, built-in wardrobe, and radiator.

### BATHROOM

6'10 x 9 (max) (2.08m x 2.74m (max))

uPVC double-glazed window, corner bath with wall-mounted shower fitment, wash basin, WC with push flush, ladder-style radiator, part-tiled walls and tiled flooring.

### SECOND FLOOR

### BEDROOM ONE

12'10 9'11 (max) (3.91m x 3.02m (max))

uPVC double-glazed window and two Velux windows, radiator, wash basin, and eaves storage space.

### EXTERIOR

There is an enclosed paved yard to the front. To the side is a larger enclosed paved yard with raised flower beds.

### NOTES

Tenure: Freehold

Council Tax Band: A

EPC Rating: E

What3Words Location: crowned.dispensed.headline

