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Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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This EXTENDED TWO-BEDROOM TERRACE home is ideal for first-time buyers or those looking to downsize.

The property offers well-proportioned accommodation, including a vestibule, a bay-fronted living room with a wood burner, and a spacious dining kitchen with contemporary units, an island with seating, and integrated appliances. Upstairs, there are TWO DOUBLE BEDROOMS and a modern bathroom. The property also benefits from a cellar room with access to additional storage space. Externally, there is a DRIVEWAY with PARKING for one vehicle and a private rear garden with Indian stone paving and a garden shed.

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VESTIBULE

Composite door and wood-effect flooring

LIVING ROOM

11'9 x 13'2 (3.58m x 4.01m)
uPVC double glazed bay window, wood burner, and radiator.



DINING KITCHEN

23'5 x 13'2 (7.14m x 4.01m)
uPVC door and double glazed windows, fitted wall, base and full height units, kitchen island with seating, five ring gas hob, integrated oven, 1.5 bowl white granite composite sink and drainer with mixer tap, integrated fridge freezer, integrated washing machine, vertical radiator, wood effect flooring, and stairs to both the first floor and cellar.



FIRST FLOOR LANDING

Radiator and loft access via a drop down ladder.

BEDROOM ONE

11'11 x 13'2 (3.63m x 4.01m)
uPVC double glazed window and radiator.



BEDROOM TWO

11'2 x 9'1 (3.40m x 2.77m)
uPVC double glazed window and radiator.



BATHROOM

7'4 x 5'11 (2.24m x 1.80m)
uPVC double glazed window, bath with wall mounted shower fitment, WC with push flush, wash basin with mixer tap, built in cupboard housing a combi boiler, ladder style radiator, part tiled walls and tile effect flooring.



CELLAR

9'6 x 9'11 (2.90m x 3.02m)
Light and power, with access to storage space.



EXTERIOR

Driveway with parking for one vehicle to the front. To the rear is an enclosed garden with Indian stone flags and a garden shed.



NOTES

Tenure: Freehold
Council Tax Band: B
EPC Rating: C