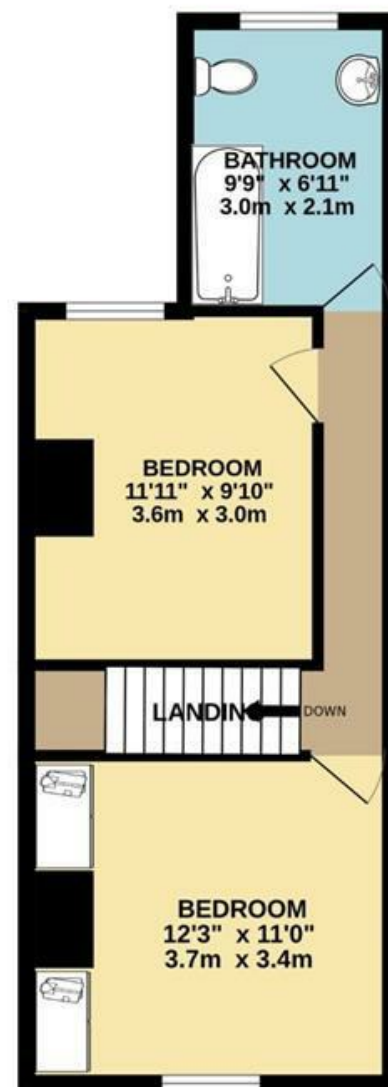
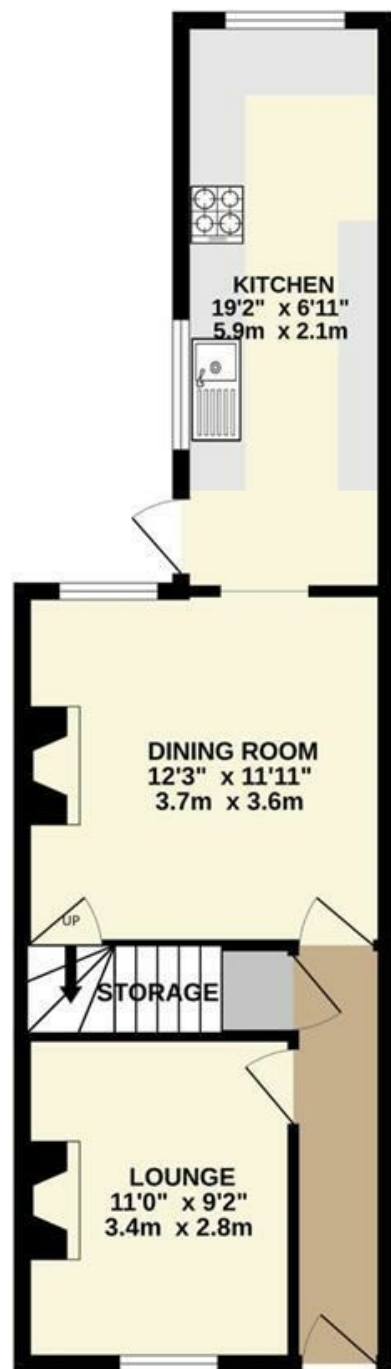


GROUND FLOOR
438 sq. ft. (40.7 sq. m.) approx.

1ST FLOOR
373 sq. ft. (34.7 sq. m.) approx.



TOTAL FLOOR AREA : 812 sq. ft. (75.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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This two-bedroom mid-terrace property offers well-proportioned accommodation throughout. The ground floor comprises two reception rooms, providing separate living and dining areas or flexible additional living space. The fitted kitchen is located to the rear of the property, along with a modern bathroom fitted with contemporary fixtures and fittings.

The property benefits from gas central heating, new carpets and double glazing throughout.

Externally, there is a private rear yard with access to a garden beyond, providing additional outdoor space. The layout offers practical living accommodation suitable for a range of occupiers.