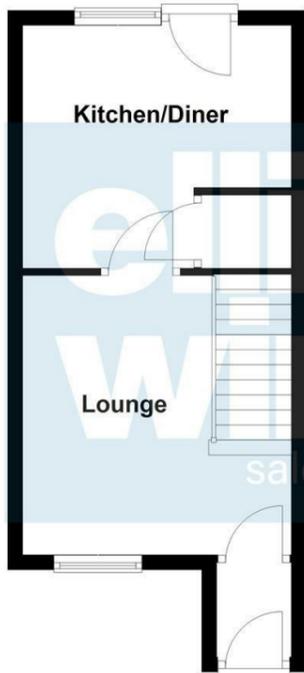
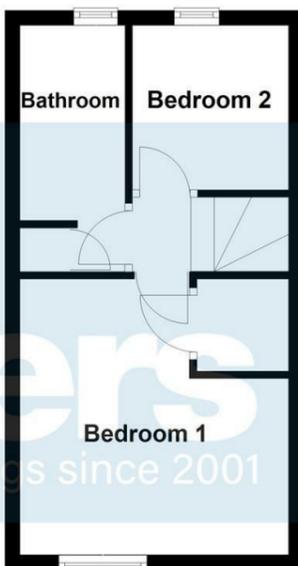


**Ground Floor**  
Approx. 26.9 sq. metres (289.9 sq. feet)



**First Floor**  
Approx. 25.6 sq. metres (275.3 sq. feet)



Total area: approx. 52.5 sq. metres (565.2 sq. feet)

**Ground Floor**

**Entrance Porch**

Double-glazed window to the side and door to the front, Carpet flooring, door to:

**Lounge**

3.75m (12'4") x 3.60m (11'10")  
Double-glazed window to front, carpet flooring, radiator, stairs to first floor, door to:

**Kitchen/Dining Room**

3.60m (11'10") x 3.26m (10'8") max  
Double-glazed window and door to rear, fitted with a matching range of base and eye-level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in electric hob with extractor hood over, radiator, storage cupboard, tiled splashbacks, wall-mounted boiler.

**First Floor**

**Landing**

Doors to:

**Bedroom 1**

3.70m (12'2") max x 3.60m (11'10")  
Double-glazed window to the front, radiator.

**Bedroom 2**

2.21m (7'3") x 2.09m (6'10")  
Double-glazed window to the rear, radiator.

**Bathroom**

Double-glazed window to rear, fitted with a three-piece suite comprising a panelled bath with independent shower over, pedestal wash hand basin and WC, tiled splashbacks, radiator and airing cupboard.

**Outside**

To the front, the garden is laid to lawn with hedgerows either side of the entrance path and an allocated parking space.

To the rear, a timber fence enclosed garden, laid to lawn with a paved patio, hedgerow and garden shed.

**Further information:**

Deposit: £1,100

Council Tax Band: B

EPC rating: TBC

Minimum household income required to pass referencing: £30,000

**Disclaimer**

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified

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## PROPERTY SUMMARY

A mid-terraced house in a cul-de-sac location. This home offers a lounge, kitchen/dining room, two bedrooms and bathroom. There is an enclosed rear garden and an allocated parking space. The property is also within short distances to amenities and public transport links. Deposit - £1,100, EPC Rating - TBC, Available end of April.

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