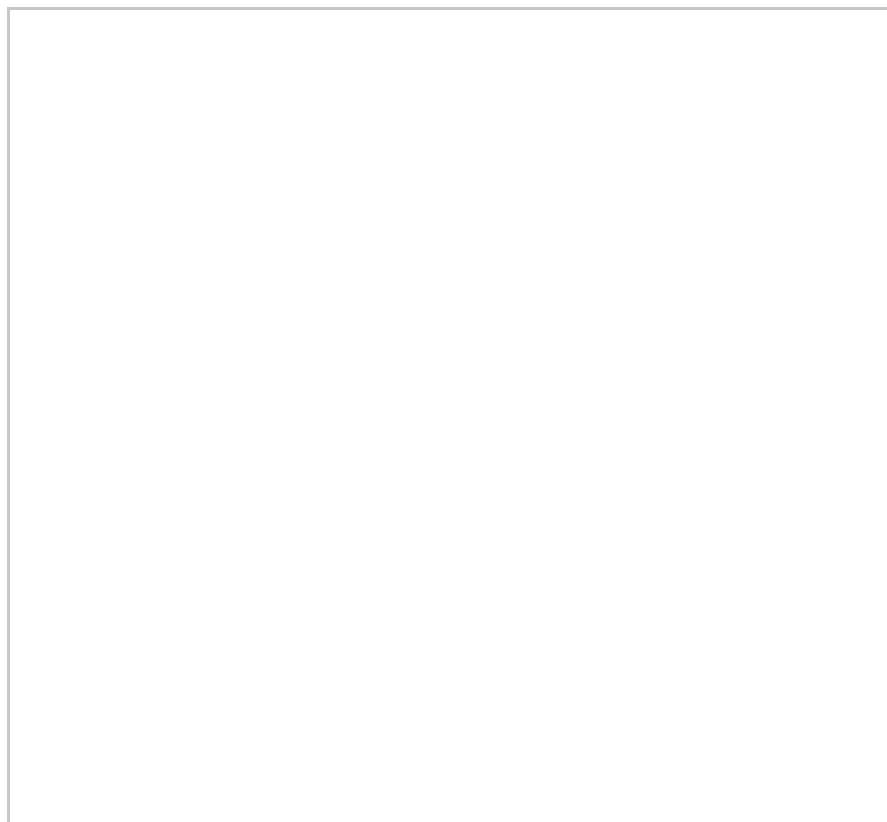
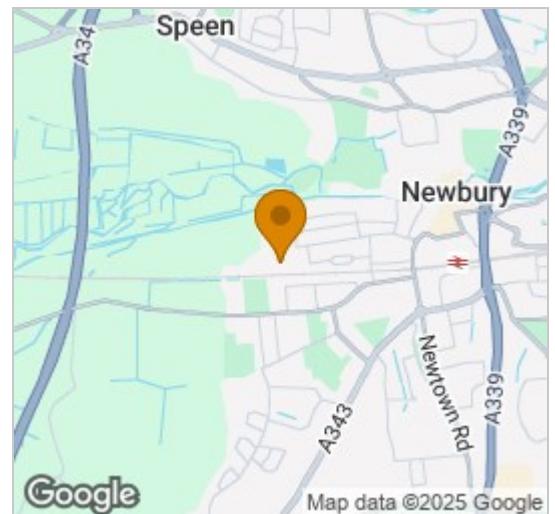




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.



Tucked away in a quiet cul de sac close to the town centre, is this well presented 2 bedroom house with spacious and versatile living.

Within walking distance of the town centre and rail station, this property offers a large hallway with understairs storage cupboard. Spacious lounge/diner with patio doors to the enclosed back garden and door to integrated garage. Kitchen with fridge/freezer, electric oven and space for a tenant supplied washing machine.

Upstairs there is a landing with large airing cupboard, good sized master bedroom, and a further double second bedroom. Bathroom with white suite and shower over bath.

Outside the property boasts a private driveway for 1 car and a single garage with access to both the rear garden and lounge. Good sized, low maintenance, private enclosed garden with large side gate.

AVAILABLE IMMEDIATELY - minimum term of 12 months.

EPC: Band D.
COUNCIL TAX: Band C = £2,156.19 for 2025/26.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.