





Offered for sale with **NO UPPER CHAIN** is this well-presented **THREE-BEDROOM PERIOD PROPERTY**, situated on a popular road close to **EXCELLENT AMENITIES** and a short walk to the mainline railway **STATION** and vibrant City Centre.

Offers Over: £545,000

Arranged over two levels, this delightful home retains a wealth of period features, blending character with practical living and offers well-planned accommodation comprising a bright bay-fronted sitting room, a welcoming dining room, a fitted kitchen, and a family bathroom. Upstairs, three well-proportioned bedrooms are enhanced by access to useful loft space. To the rear, the low-maintenance garden provides a private and tranquil setting, ideal for outdoor dining or a peaceful retreat.

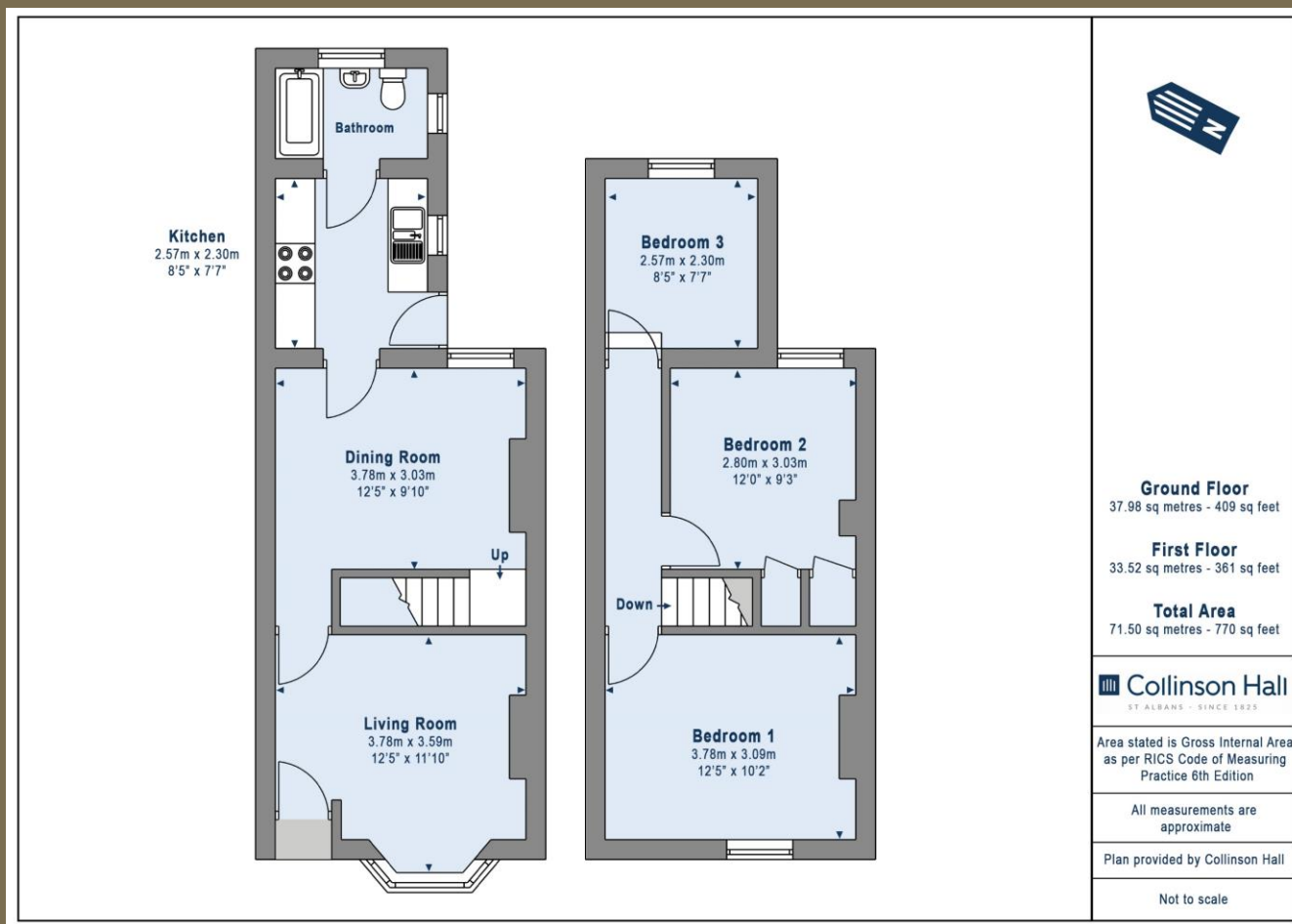
EPC Rating: D 62
Council Tax Band: D











PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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