









Nestled on a sought-after residential road, this **CHAIN-FREE TWO-BEDROOM** property is perfectly positioned within easy reach of excellent local schools, a variety of shops, and everyday amenities and within easy walking distance of the **MAINLINE** station. Offering **GREAT POTENTIAL**, this home is the perfect canvas for buyers eager to **MODERNISE** and make their mark.

**Offers Over: £475,000**

The property, which is currently being used as a three-bedroom home, offers accommodation, including a welcoming entrance hall leading into a spacious lounge/dining room, which enjoys delightful views over the rear garden, which is perfect for relaxing or entertaining. The kitchen is well-appointed with a range of fitted units and appliances, providing practical storage and functionality. Upstairs, the first floor offers well-proportioned bedrooms, including one that is currently divided into two but can easily be converted back into a larger room, a shower room and a separate WC. Outside, the rear garden is mainly laid to lawn and framed by mature flower borders, creating a private and peaceful outdoor space. It also offers access to a brick-built outbuilding that provides convenient additional storage. To the front, a hedged garden adds character and curb appeal to the home.

EPC Rating: TBC  
Council Tax Band: D







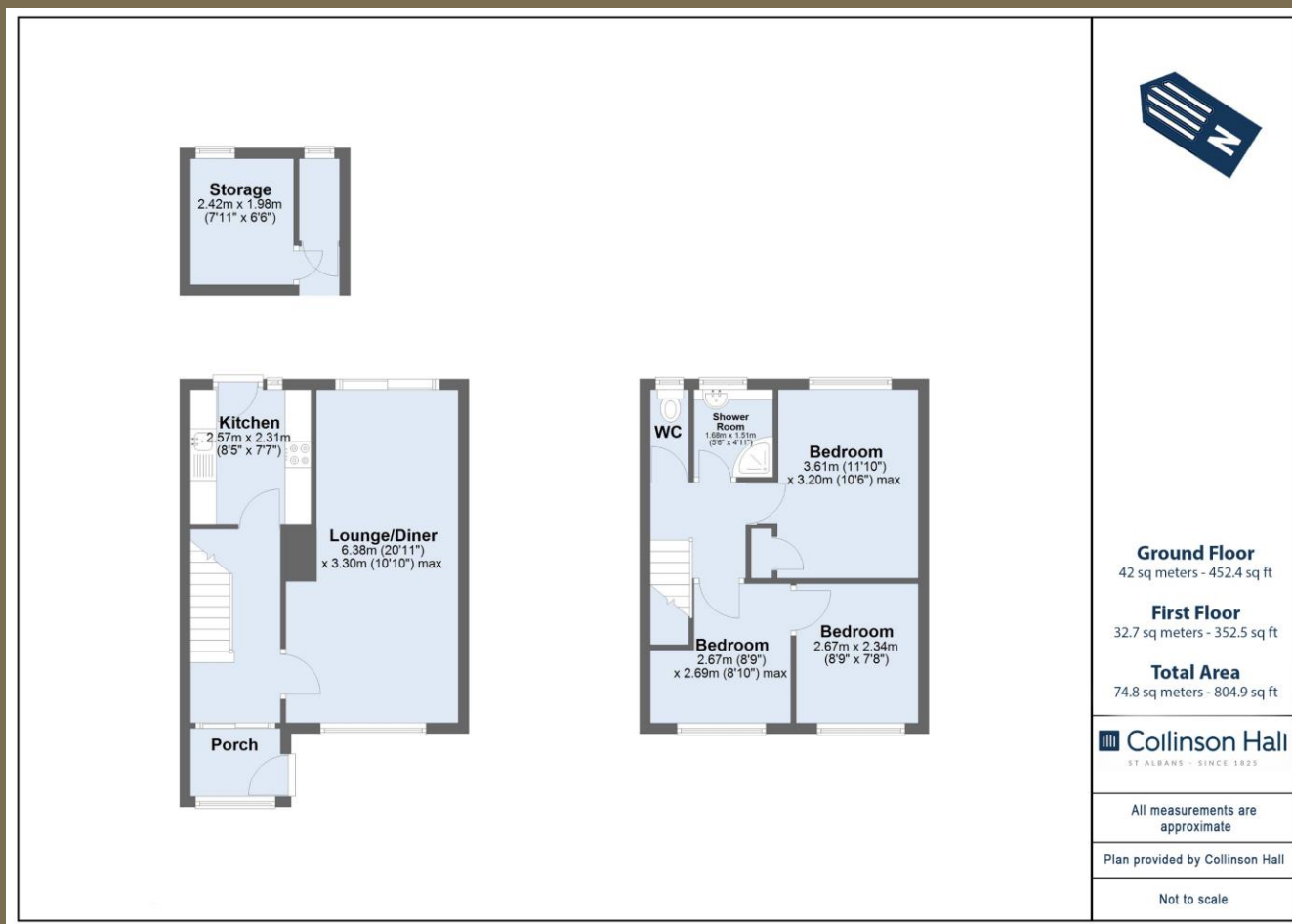












#### PLEASE NOTE

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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