



Peter
Buswell
Independent Family Estate Agents

Available With No Onward Chain In Staplecross

£325,000

3 1 1



A charming three-bedroom end of terrace property nestled in a serene and tucked-away location, offering a perfect blend of modern comfort and convenient living.

As you approach this delightful home, you'll immediately notice its idyllic setting, set back from the hustle and bustle of the nearby streets. Positioned at the end of the terrace, privacy and tranquillity are assured.

Step inside, and you'll be greeted by a warm and inviting ambiance. The ground floor has a well-designed layout, featuring a spacious living room with a fireplace, creating a cosy focal point for gatherings during colder evenings. French doors connect the living room to the south-facing garden, flooding the space with natural light and providing a seamless indoor-outdoor flow.

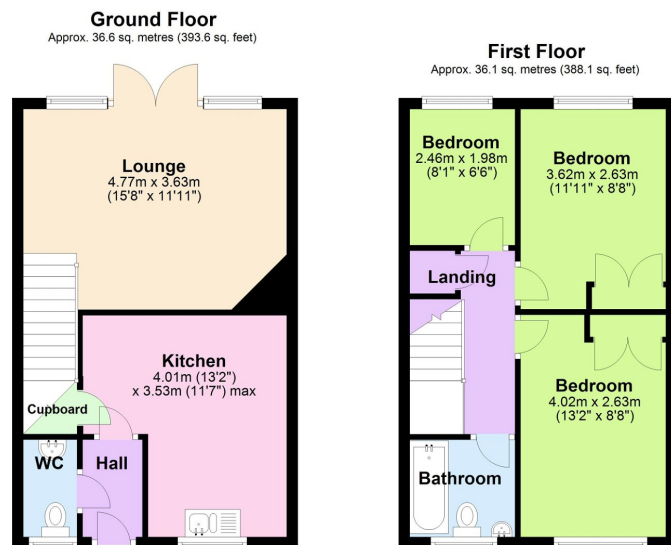
Adjacent to the living room is the heart of the home – a kitchen dining room. Whether you're preparing a family meal or entertaining guests, this bright space offers ample room for culinary creativity and dining enjoyment. A downstairs WC adds practicality and convenience to the ground floor layout.

Ascend the stairs to the first floor, you'll find three generously proportioned bedrooms, providing comfortable accommodation for the entire family. The first-floor bathroom offers a relaxing retreat, featuring modern fixtures and fittings.

Outside, the south-facing garden provides a delightful retreat for outdoor relaxation and alfresco dining. Easily manageable, it offers the perfect balance of greenery and space for family outdoor activities.

For those with a vehicle, a single garage and parking space ensure convenient off-road parking right at your doorstep.





Total area: approx. 72.6 sq. metres (781.7 sq. feet)

- THREE BEDROOM END OF TERRACE HOUSE
- GARAGE AND ALLOCATED PARKING SPACE
- SOUTH FACING REAR GARDEN
- AVAILABLE WITH NO ONWARD CHAIN
- COUNCIL TAX BAND C
- ON A NO THROUGH ROAD POSITION
- OPEN FIREPLACE IN LIVING ROOM
- WITHIN EASY REACH OF THE POPULAR STAPLECROSS SCHOOL
- EPC RATING C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		