





55 Railway Road

Rhoose

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 DOUBLE BEDROOM END OF TERRACE/SEMI
- SPACIOUS LOUNGE WITH FRENCH DOORS
- MODERN KITCHEN WITH OVEN/HOB/HOOD
- MAIN BATHROOM & AN EN-SUITE SHOWER ROOM
- TUCKED AWAY - 1 OF 3 IN A CUL DE SAC
- 2 CAR SPACE DRIVE RIGHT IN FRONT OF THE HOUSE
- ENCLOSED LANDSCAPED REAR GARDEN
- EPC RATING OF B83

There will eventually be a service charge of around £175 per annum which will be this property's contribution to the upkeep of children's play parks and any communal areas.





Entrance Hall

Accessed via a door with two obscure glazed panels, the hall is carpeted and has a matching staircase. Column panelled doors lead off to the living room and cloakroom/WC whilst open access leads to the kitchen. Alarm control panel and radiator.

Living Room

15' 5" x 12' 11" (4.70m x 3.94m)

A super size room nicely presented and with French doors to the enclosed rear garden. There is a radiator and HIVE heating controls whilst a column panelled door leads to a handy under stair storage cupboard.

Kitchen

9' 10" x 5' 11" (3.00m x 1.80m)

An immaculate kitchen with a vinyl flooring and comprising a range of eye level and base units complemented by modern worktops which have a 1.5 bowl sink unit inset. Integrated appliances include a 4 ring gas hob, electric oven and glass canopied extractor hood. There are spaces for other appliances as required. A front window looks into the private front area and there are ceramic tiled splashback areas. Kick level heated and concealed combi boiler which was serviced in February 2025.

Cloakroom/WC

5' 0" x 2' 10" (1.52m x 0.86m)

With a vinyl flooring and comprising a white WC and corner pedestal basin with tiled splashback. Obscure front window, radiator and fuse box.





Landing

Carpeted and with column panelled doors to the two double bedrooms and bathroom. Drop down loft hatch to a boarded loft.

Bedroom One

10' 0" x 9' 7" (3.05m x 2.92m)

A carpeted double bedroom with a rear window, radiator and column panelled door leading to the en-suite.

En-Suite

10' 0" x 2' 11" (3.05m x 0.89m)

With a vinyl flooring and white suite comprising WC, basin with vanity cupboard under and fully tiled shower cubicle with thermostatic shower unit. Chrome heated towel rail, shaver point and mirror fronted cosmetics cupboard. Ceramic tiled splashbacks.

Bedroom Two

10' 7" x 8' 3" (3.23m x 2.51m)

A second carpeted double bedroom this time with front windows offering some sea glimpses. There is a radiator, storage cupboard over the stairwell and a recessed double wardrobe excluded from dimensions provided.

Bathroom/WC/Shower

6' 8" x 6' 0" (2.03m x 1.83m)

With a white suite comprising a WC, pedestal basin and bath which has a shower screen and thermostatic shower over (fixed rainfall style head and adjustable rinse unit). Ceramic tiled splashbacks and vinyl flooring. Chrome heated towel rail and smooth ceiling with 4 recessed spotlights, plus extractor.





FRONT GARDEN

With a planted side section and slabbed frontage with two steps leading to the front door. Also, there is a side access point which leads to the rear garden via gate.

REAR GARDEN

A really well kept garden that has an initial area of slabbed patio and this leads on to a lawn with further slightly raised deck with solar lighting. The garden is enclosed by timber fencing with trellis over.

Driveway

Laid to tarmac and providing two spaces - side by side.

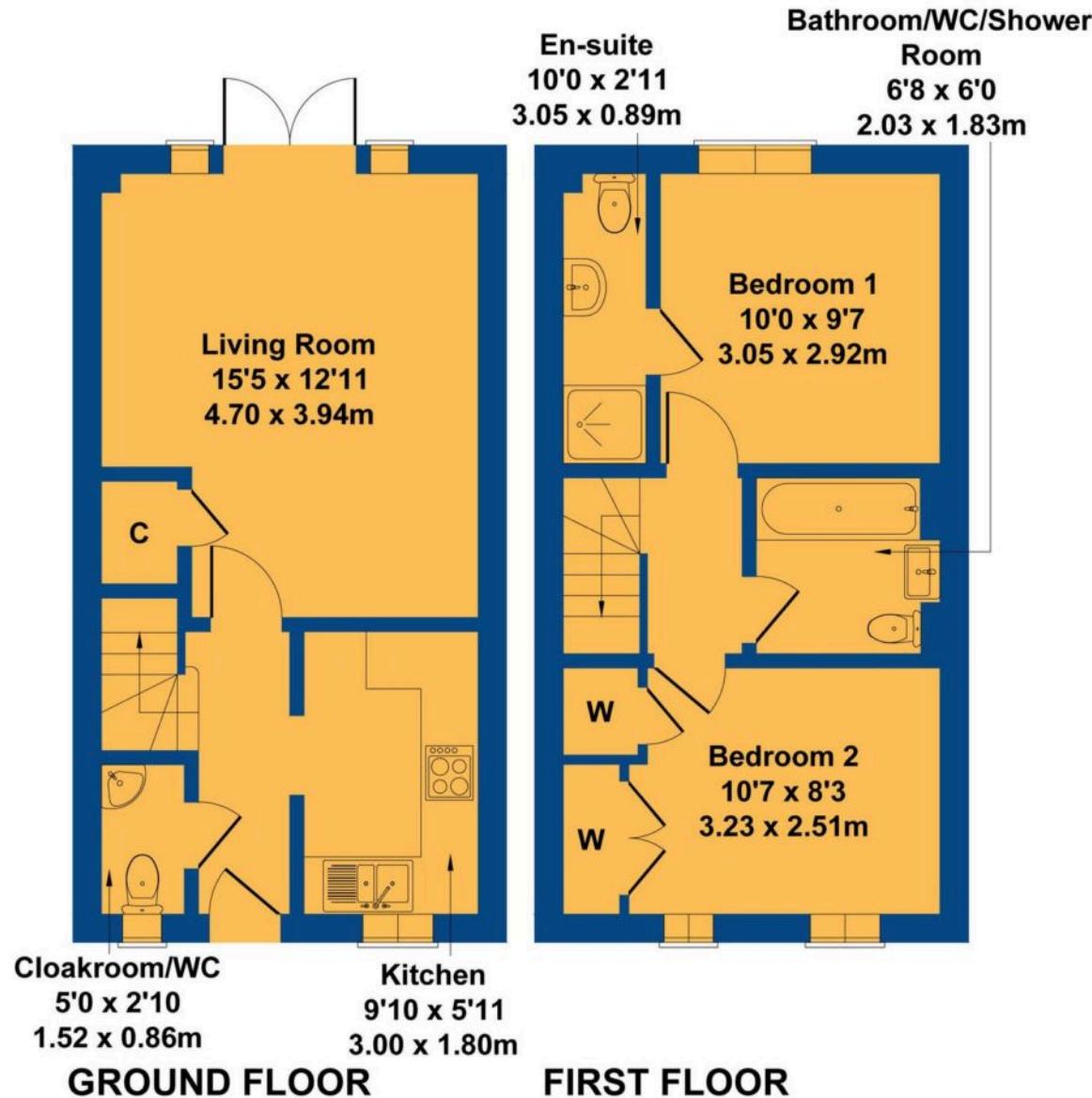




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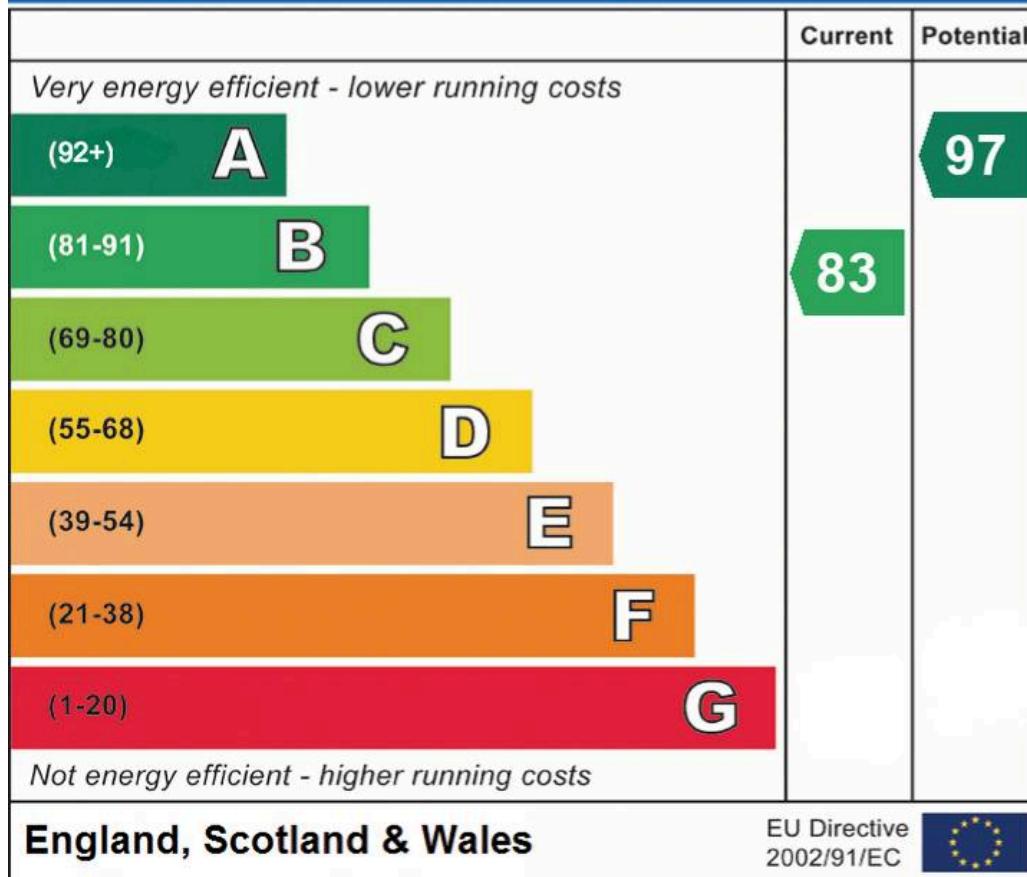
Approximate Gross Internal Area

667 sq ft - 62 sq m

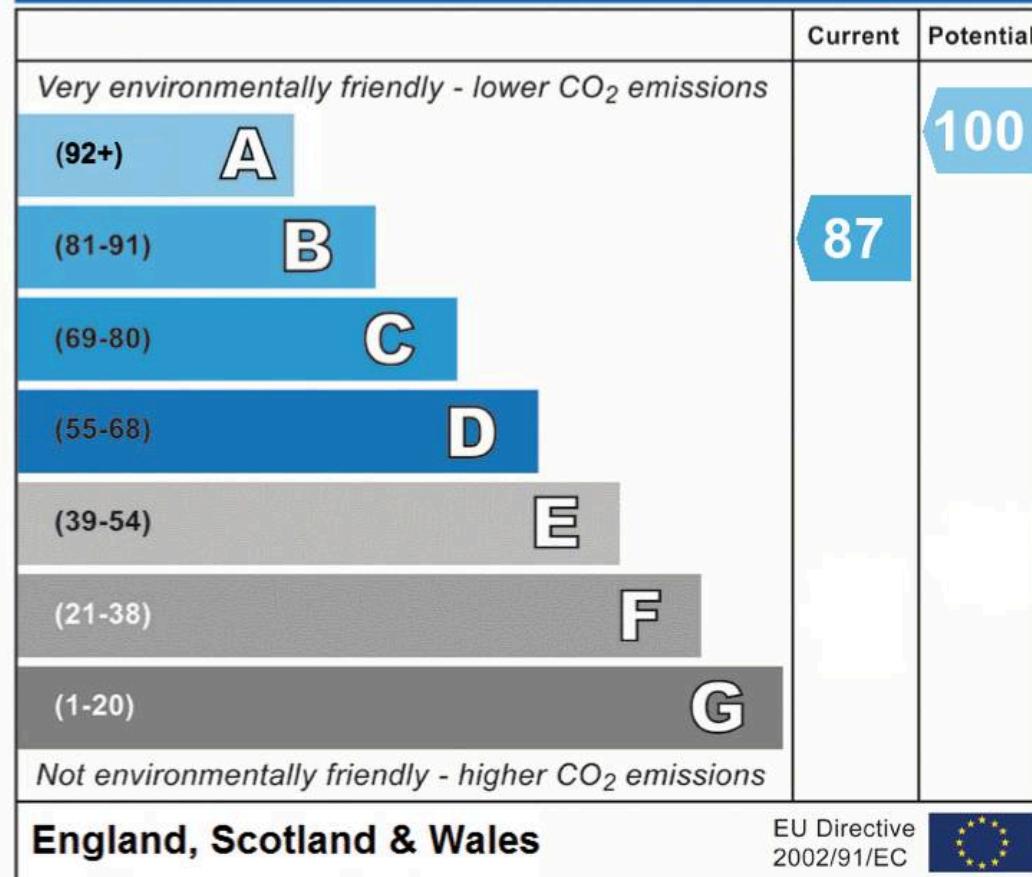


Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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