

Guide Price
£250,000
Freehold





Features

- Charming terraced property
- Three spacious reception rooms
- Three double bedrooms
- Ideal for families, couples, sharers
- Close to local amenities
- Close to public transport links
- Nearby schools and parks
- Energy-efficient with EPC rating 'D'

Summary of Property

Presenting for sale, this traditional terraced house that is ideal for a couple or family looking to personalise and imprint their style. Although requiring modernisation, this property brims with potential and boasts substantial accommodation throughout.

The property comprises of three spacious reception rooms, each with unique features. The first reception room has a lovely box bay window allowing an abundance of natural light and provides a warm and cosy atmosphere with a charming feature fireplace, ideal for those chillier evenings. The second reception room is a good size having another fireplace, built in storage and patio doors leading out onto the garden. The third reception room is being used as a dedicated dining space, perfect for family meals or entertaining guests. The property also contains a functional kitchen awaiting your personal touch.

The house benefits from three well-proportioned double bedrooms. The first bedroom comes with a large bay window, built-in wardrobes, providing excellent storage space and also benefits from a walk in wardrobe which would of originally been the fourth bedroom.. The other two bedrooms, also doubles, offer plenty of room for creativity in layout and design.

A family bathroom equipped with a heated towel rail and a walk-in shower adds to the comfort and convenience this home offers.

Further enhancing its appeal, it enjoys a prime location being within walking distance to local amenities and having easy access to public transport links, nearby schools, parks, and beautiful walking routes.

In summary, this property offers a unique opportunity to be turned into a dream home.

EPC: D64 (22/09/2023)

Council Tax Band: B £1,905.64 for 2025/26

Room Descriptions

Accommodation:

Entrance Vestibule:

Entrance Hall:

Doors leading to lounge, second reception room, dining room, cloakroom, understairs cupboard, stairs to the first floor.

Lounge: 4.04m x 3.87m (13' 3" x 12' 8")

Boxed bay window, feature fireplace with wooden mantelpiece, radiators, two wall mounted lights, laminate flooring.

Reception Room Two: 3.83m x 3.67m (12' 7" x 12' 0")

Fireplace, radiator built in storage, laminate flooring, patio doors out to the garden.

Dining Room: 3.48m x 3.33m (11' 5" x 10' 11")

Side aspect window, built in airing cupboard housing the gas fired boiler providing central heating, radiator, laminate flooring.

Kitchen: 3.34m x 3.10m (10' 11" x 10' 2")

Side aspect window, range of wall, base and drawer units, built in oven and 4 ring hob with extractor over, single drainer sink unit, tiled splashback, space for fridge freezer, space for washing machine.

Cloakroom:

Low level w/c, hand wash basin.

First Floor Landing:

Doors leading to bedrooms, bathroom and access to the loft.

Bedroom One: 3.90m x 3.61m (12' 10" x 11' 10")

Double sized room, bay window, radiator, built in wardrobes, laminate flooring, door into walk in dressing room.

Dressing Room: 2.96m x 1.79m (9' 9" x 5' 10")

Bedroom Two: 3.85m x 3.68m (12' 8" x 12' 1")

Double sized room, radiator.

Bedroom Three: 8' 11" x 8' 8" (2.72m x 2.64m)

Double sized room, rear aspect window, radiator, laminate flooring.

Family Shower Room:

Side aspect window, walk in shower, vanity hand wash basin, low level w/c, heated towel rail.

Conservatory: 3.52m x 2.25m (11' 7" x 7' 5")

Laminate flooring, double doors leading out to garden.

Front Garden:

Gate and pathway leading to the entrance door, low maintenance gravelled garden surrounded by low boundary wall.

Rear Garden:

Enclosed rear garden, decking, shed, plastic shed and access to rear path.

Services:

Mains Gas, Electricity, Water and Drainage are connected.

Tenure:

Freehold.

Vacant possession on completion.



Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		