



Asking Price: £199,950

- Four Storey Mid Terrace Property
- Two Reception Rooms
- Popular An Convenient Residential Area
- On Street Parking
- Three Bedrooms
- Ideal Investment Opportunity Or Family Home
- Freehold Title



Entrance Porch

Entered via double glazed front door to porch with glazed inner door to:-

Lounge/dining Room

A good size light and airy room with staircases to both lower ground and first floors, fitted wall lights, electric fire within feature surround, textured ceiling with coving, large double glazed window to front aspect and two double glazed windows to the rear.

Lower Ground Floor

Open plan effect with wall mounted boiler (supplying domestic hot water and gas central heating), electric fire within ornate surround, textured ceiling with coving, laminate flooring, double glazed French doors opening on to rear garden and doors to:-

Sitting Room

Open plan effect with wall mounted boiler (supplying domestic hot water and gas central heating) light oak effect laminate flooring, electric fire within ornate surround, textured ceiling with coving, double glazed French doors opening onto rear garden and doors to:-

Kitchen

A fully fitted and well presented modern kitchen with a good range of matching base and wall units and draws in high gloss white with work surface space and preparation area incorporating ceramic sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 2 ring ceramic hob with extractor canopy over, tile effect laminate flooring, spot lights and fully tiled walls.

Bathroom

A three piece suite in white comprising panel bath with chrome single head shower over with glazed side screen, vanity wash hand basin, low level W.C, textured ceiling with coving, fully tiled walls, extractor fan and heated chrome towel rail.

First Floor Landing

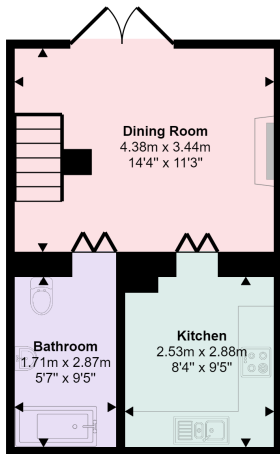
With doors to:-

Bedroom One

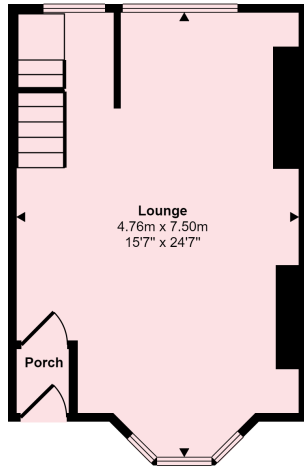
With beech effect laminate flooring, textured ceiling and double glazed window to front aspect.



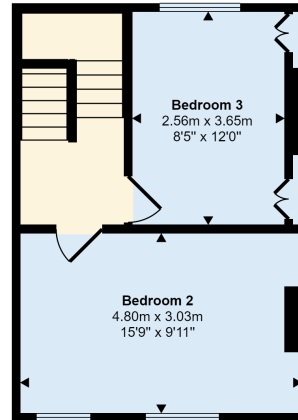
Approx Gross Internal Area
115 sq m / 1233 sq ft



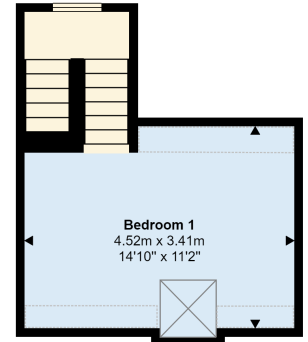
Lower Ground Floor
Approx 30 sq m / 320 sq ft



Ground Floor
Approx 33 sq m / 360 sq ft



First Floor
Approx 32 sq m / 348 sq ft



Second Floor
Approx 19 sq m / 205 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

