

Clifton Street, Sticklepath, Barnstaple
O.I.E.O. £175,000

Estate Agents and Auctioneers



- Terraced 3 Bedroom house
- Open Plan Lounge & Dining Room
- Ground Floor Bathroom
- Loft Room with Skylight
- Gas Fired Central Heating & Double Glazing
- Close Proximity to Town & Amenities
- Modern Fitted Kitchen
- Three First Floor Bedrooms
- Courtyard Garden
- Ideal First Time Buy or Buy to Let Opportunity

2 Clifton Street, Sticklepath, Barnstaple, Devon, EX31 2AZ

A terraced, three bedroomed house, situated in a tucked away location and within a short walk to Barnstaple Town centre and all other local amenities. Accommodation briefly comprises of entrance hall, hallway, open plan lounge/dining room, modern fitted kitchen, utility room/rear porch, ground floor bathroom, three first floor bedrooms and a spacious loft room. Rear courtyard with separate pedestrian access and street parking to the front of property.

Entrance Hall

Hallway

Stairs to First Floor.

Lounge / Dining Room

3.35m x 6.59m (11' 0" x 21' 7")

Kitchen

2.48m x 3.28m (8' 2" x 10' 9")

Utility Room / Rear Porch

1.49m x 3.28m (4' 11" x 10' 9")

Bathroom

2.06m x 2.22m (6' 9" x 7' 3")

First Floor Half Landing

Leading to Bedroom Three. Steps up to Main Landing area.

Bedroom Three

2.45m x 3.61m (8' 0" x 11' 10")

First Floor Landing

Loft hatch with ladder to Loft Room.

Loft Room

10' 2" x 13' 2" (3.10m x 4.01m) With skylight window, electric point and light.

Bedroom Two

2.48m x 3.49m (8' 2" x 11' 5")

Bedroom One

2.93m x 4.06m (9' 7" x 13' 4")

Outside Rear Courtyard

4.06m x 6.81m (13' 4" x 22' 4") L-Shaped Rear Enclosed Garden with pedestrian gate out to lane behind. Street parking to the front of the property,

Services

All Mains Services Connected. Gas, Electric & Water.

Council Tax Band: A.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

Directions

From Barnstaple Square, travel over the long bridge and straight over the roundabout, onto Sticklepath Terrace. Take a right hand turn into Clifton Street and follow road around to the left. Number 2 can be found on your left hand side, with For Sale board displayed.



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