

**2 Bedroom(s), Terraced House, Freehold**

**Victoria Road, Edlington.**



- No Chain
- Open Plan Lounge and Dining Room
- Utility Space and Ground Floor W/C
- Bathroom
- Close to Local Amenities' and Transport Links

- Mid Terrace Home
- Kitchen
- Two Bedrooms
- Front and Rear Gardens

**£70,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

A charming 2-bedroom mid-terrace house on Victoria Road, Edlington. This cosy home features a spacious living area, a well-appointed kitchen, and two comfortable bedrooms. Ideal for first-time buyers or investors, the property also boasts a private rear garden and convenient access to local amenities and transport links. An investor's dream!

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR: 42.7 m<sup>2</sup> 457.0 sq ft  
TOTAL: 77.6 m<sup>2</sup> 840.0 sq ft

Matterport

## Open Plan Lounge and Dining Room



## Kitchen



## Utility Space



## Ground Floor W/C

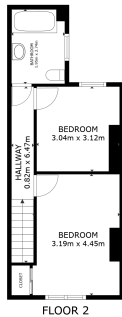


## Bedroom



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 41.77 m<sup>2</sup> FLOOR 2: 35.9 m<sup>2</sup>  
TOTAL: 77.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

## Bathroom



## External

### Front Aspect



## Bedroom



## Rear Garden



accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas back boiler fire with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Back boiler

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - New shower and consumer unit upgrade 5yrs ago

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 