

No 3, 7 HIGH STREET GLINTON PE6 7JP £95,000

FREEHOLD



Situated in the heart of Glinton village and in need of full modernisation, this unique two storey semi detached property offers superb potential and has an open barn to the side for parking. Entered via the kitchen, there is a sitting room, a large ground floor bathroom which lends itself to a further reception room. To the first floor, there is a double bedroom and a further large bathroom which could easily be divided into a second bedroom and bathroom. Viewing is highly advised.

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> Opening Hours: Monday to Friday - 9.00am until 6.00pm Saturday - 9.00am until 4.00pm: Sunday—Closed

Front entrance door opening to

KITCHEN 12'2 x 10' (3.70m x 3.04m) With door to sitting room and bathroom.

BATHROOM

With panelled bath, wash hand basin and door to

CLOAKROOM Comprising low flush WC.

SITTING ROOM 13' x 12'7 (3.97m x 3.84m) With windows and stairs to first floor.

SEPARATE ENTRANCE

With inner hallway and door to

SECOND GROUND FLOOR BATHROOM

 $14'10 \times 10'$ (4.52m x 3.04m) With potential to knock through to the kitchen or sitting room to create a further reception room.

FIRST FLOOR

BEDROOM 12'6 x 10' (3.82m x 3.04m) With window to front aspect.

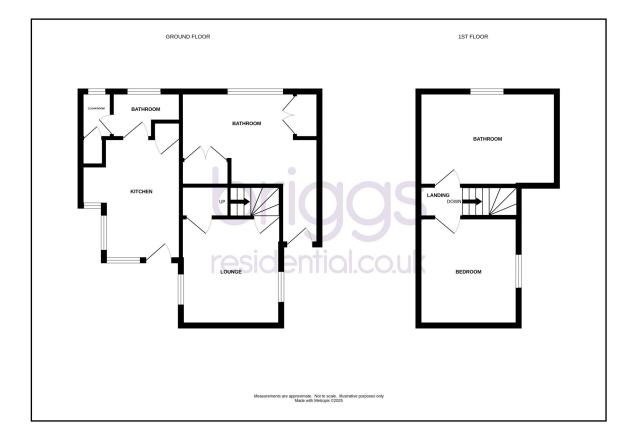
BATHROOM 14'7 x 9'4 (4.45m x 2.84m) Window to rear aspect. This room could be converted into a second bedroom and bathroom.

OUTSIDE

There is an open barn to the side and off road parking.

EPC RATING: N/A

COUNCIL TAX RATING: A (PCC)



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