



Duke Street, Heron  
Cross



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# Offers in Excess of £68,000

A three bedroom mid terraced house in a popular location. In need of some improvement and is offered with no chain involvement.





## Ground Floor

### Reception Room One

3.37m x 3.31m (11' 1" x 10' 10") A double glazed window to the front and radiator.

### Reception Room Two

3.72m x 3.32m (12' 2" x 10' 11") A window to the rear, storage cupboard and radiator.

### Kitchen

3.30m x 1.80m (10' 10" x 5' 11") Wall and base units with worktops, stainless steel sink basin and boiler to the wall.

### Bathroom

2.31m x 1.61m (7' 7" x 5' 3") A bath unit, pedestal hand wash basin and low level w/c with a window to the side.

## First Floor

### Bedroom One

3.38m x 3.36m (11' 1" x 11' 0") A double glazed window to the front and radiator.

### Bedroom Two

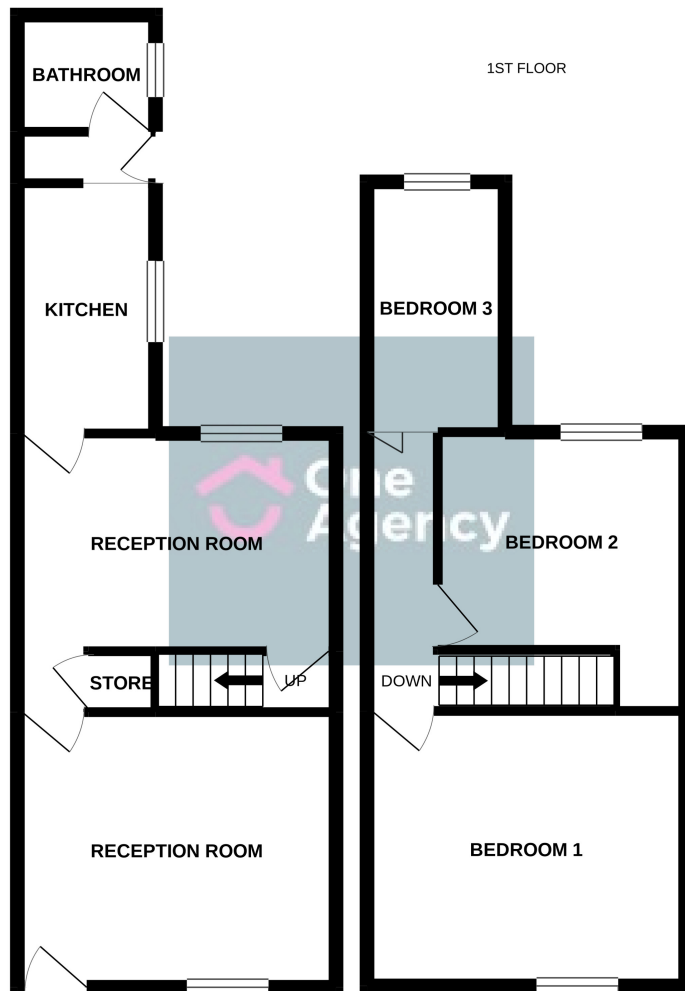
3.74m x 2.40m (12' 3" x 7' 10") A window to the rear and radiator.

### Bedroom Three

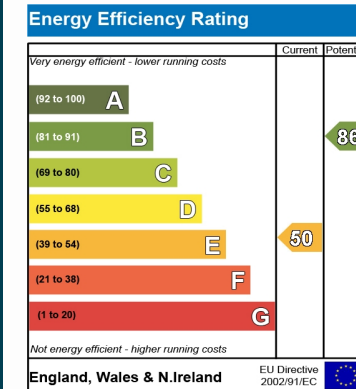
3.29m x 1.77m (10' 10" x 5' 10") A window to the rear and radiator.

### External

A paved rear yard.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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