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**FRESH**

Estate & Letting Agents

**Asking Price: £320,000**

- Three Storey Two Self Contained Apartments
- Fantastic Investment Opportunity Or Family Home
- No Forward Chain
- Highly Sought After And Popular Residential Area
- Close To all Local Shops And Amenities
- Double Detached Garage To The Rear

**Ground Floor Apartment**

Entered via double glazed front door to porch with tiled flooring and inner original door giving access to communal hallway with oak flooring, moulded covings door to first and floor apartment and further door to:-

**Communal Hallway**

With solid oak wood flooring, moulded coving, door giving access to the the first and second floor and further door to:-

**Lounge**

4.734m x 4.231m (15' 6" x 13' 11")

With feature pebble effect gas fire, solid oak flooring, picture rail, ceiling rose, double glazed bay window to front aspect and door to:-

**Inner Hallway**

With understairs storage area and doors to:-

**Bedroom One**

With original cast iron fire place, picture rail, moulded coving, solid oak wood flooring and double glazed winow to the rear.

**Boiler Room**

1.752m x 1.462m (5' 9" x 4' 10")

Housing Worcester boiler (supplying domestic hot water and gas central heating)

**Kitchen**

3.646m x 3.630m (12' 0" x 11' 11")

A fully fitted kitchen with a selection of matching base and wall units, work surface space and preparation area incorporating sink unit with mixer taps over, built in fan assisted electric oven and grill with stainless steel extractor canopy over, part tiled walls, double glazed window to side aspect and double glazed French doors opening onto rear agarden.

**Bathroom**

2.387m x 2.254m (7' 10" x 7' 5")

A three piece suite comprising panel bath with mains shower over and glazed side screen, wash hand basin, low level W.C, fully tiled walls, shaver point and heated chrome towel rail.

**Bedroom Two**

3.636m x 3.605m (11' 11" x 11' 10")

With solid oak wood flooring, picture rail and double glazed window to side aspect.

**First And Second Floor Apartment**

Entered via double glazed front door to communal hallway and door giving access to the first and second floor.

**First Floor Landing**

With staircase giving access to the second floor and doors to:-

**Lounge**

5.210m x 4.076m (17' 1" x 13' 4")

With large double glazed bay window to front, picture rail, inset coal effect gas fire within marble fireplace and matching hearth, and smaller double glazed window to front aspect.

**Kitchen**

Fitted with a range of matching base and wall units with work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, four ring gas hob, beech effect laminate flooring, plumbing for automatic washing machine, walk in pantry, extractor fan, window to side and double glazed French doors to to balcony area with fire escape to rear garden.

**Sitting Room**

3.884m x 3.644m (12' 9" x 11' 11")

Suitable for many other uses including a further bedroom, picture rail and double glazed window to the rear.

**Bathroom**

2.594m x 2.336m (8' 6" x 7' 8")

A four piece suite comprising panel bath with shower attachment over, wash hand basin, low level W.C, walk in glazed shower cubicle housing electric shower, part tiled walls and double glazed frosted window to side aspect.

**Second Floor Landing**

With built in cupboard space and doors to:-

**Bedroom One**

With double glazed window to front aspect.

**Bedroom Two**

With Double glazed window to the rear.

**External**

A small enclosed and secure rear garden laid mainly to lawn with a selection of mature shrubs, flower borders and ever greens with the added advantage of a double detached garage.

**FRESH**

*We deliver on Service ...*

