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# FRESH

Estate & Letting Agents



**Asking Price: £239,950**

- Investment Opportunity
- Fantastic Location
- Active HMO License
- 5 Bedroom HMO Property
- Vacant Possession
- Ideally Situated To All Local Shops And Amenities



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**Entrance Porch**

Entered via front door giving access to porch with quarry tiled flooring, half tiled walls and inner half glazed door to:-

**Entrance Hallway**

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

**Bedroom 1**

4.576m x 3.821m (15' 0" x 12' 6")

Fitted gas fire within feature Sandstone fire surround and tiled hearth, papereed ceiling and original sash bay window to front aspect.

**Bedroom 2**

3.604m x 3.134m (11' 10" x 10' 3")

With coving and double glazed window to rear aspect.

**Communal Lounge**

4.247m x 3.334m (13' 11" x 10' 11")

With understairs storage area, wall mounted boiler (supplying domestic hot water and gas central heating) coving, double glazed window to side aspect and opening to:-

**Kitchen**

5.649m x 3.394m (18' 6" x 11' 2")

A fully fitted modern kitchen with a selection of matching base and wall units and drawer space in white with colour coordinated roll top worksurface space and preparation area incorporating double bowl sink unit with hot and cold mixer taps over, ceramic tile flooring, built in fan assisted electric cooker, 4 ring ceramic hob and extractor canopy over, part tiled walls, space for under counter fridge, additional space for free standing fridge/freezer, plumbing for automatic washing machine, two double glazed windows to side aspect and double glazed door to side and rear garden.

**Half Landing**

With doors to:-

**Shower Room**

1.809m x 1.427m (5' 11" x 4' 8")

A three piece suite comprising walk in glazed shower cubicle housing mains chrome shower, low level W.C, wash hand basin and double glazed window to side aspect.

**Cloak room**

2.515m x 0.854m (8' 3" x 2' 10")

A two piece suite comprising low level W.C, wash hand basin and double glazed frosted window to side aspect.

**Bedroom 3**

3.294m x 3.159m (10' 10" x 10' 4")

With double glazed window to rear aspect.

**Full Landing**

With doors to:-

**Bedroom 4**

3.460m x 3.177m (11' 4" x 10' 5")

With built in cupboard space and double glazed window to the rear.

**Bedroom 5**

5.251m x 3.858m (17' 3" x 12' 8")

The largest of the rooms, light and airy with original sash bay window to front aspect.

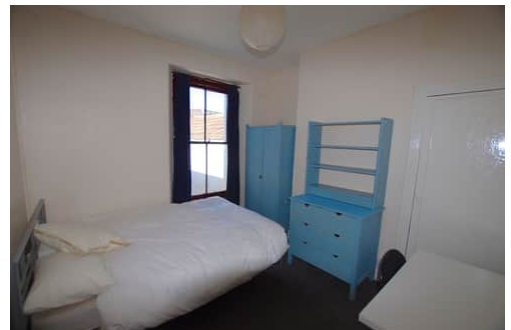
**External**

To the rear of the property is a low maintenance, level and secure garden laid mainly to lawn with gate giving access to rear pedestrian lane.



**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.



# FRESH

# We deliver on Service ...

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</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	

