

REDUCED

Offers in the region of £164,950 Freehold



## Lower Gungate, Tamworth, Staffordshire. B79 7BA

- TOWN CENTRE LOCATION
- THREE GOOD SIZE BEDROOMS PLUS LARGE LOFT ROOM
- LOUNGE AND SEPARATE KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN FRONTING ST EDITHA'S CHURCH
- GROUND FLOOR BATHROOM
- LARGE COUNCIL CAR PARK IMMEDIATELY OPPOSITE
- EPC E
- FREEHOLD WITH NO UPWARD CHAIN

## PROPERTY DESCRIPTION

This traditional terraced residence is situated in the heart of the town being literally a few steps from the town centre and fronting towards a pedestrianised area beyond which is As sizeable council car park car park for which season tickets will be available. All the town amenities are to hand including a good variety of shops, regular bus services and Tamworth station.

Constructed in brick the residence is approached directly from the pedestrian area and the gas centrally heated double glazed accommodation comprises:



## ROOM DESCRIPTIONS

### FRONT RECEPTION ROOM

4.08m x 3.33m (13' 5" x 10' 11") having window to pedestrianised area and panel radiator.

### LEADING OFF TO THE REAR IS THE

#### SEPARATE KITCHEN

3.32m x 3.1m (10' 11" x 10' 2") having range of wood grain effect fronted units with dark granolithic effect work surfaces, range of matching wall mounted cupboards, window to garden enjoying a spectacular view of St Edithas Church, two useful store cupboards off, gas and power points.

### REAR LOBBY GIVES ACCESS TO THE

#### GROUND FLOOR BATHROOM

having three piece suite comprising panelled bath with mixer taps with shower attachment, pedestal wash basin and close coupled WC, the bathroom having ceramic tiling to full height, side window, extractor and double panel radiator.

ALSO IN THE REAR LOBBY IS A PART GLAZED WHITE UPVC FRAMED DOOR AND MATCHING SIDE PANEL TO THE REAR GARDEN

STAIRWAY FROM KITCHEN TO FIRST FLOOR LANDING OFF WHICH LEADS

### THREE GOOD BEDROOMS

#### BEDROOM ONE (FRONT)

4.08m x 3.37m (13' 5" x 11' 1") having small pane effect window and panel radiator.

#### BEDROOM TWO (REAR)

3.46m x 2.11m (11' 4" x 6' 11") having side window and panel radiator.

#### BEDROOM THREE

3.31m x 2.37m (10' 10" x 7' 9") again having window with superb view of the church and panel radiator.

STAIRWAY FROM FIRST FLOOR LANDING GIVES ACCESS VIA AN ENTRANCE DOOR TO

#### SPACIOUS LOFT ROOM

6.5m x 4.15m (21' 4" x 13' 7") narrowing to 3.31m this room could make a superb fourth bedroom subject to building regulations.

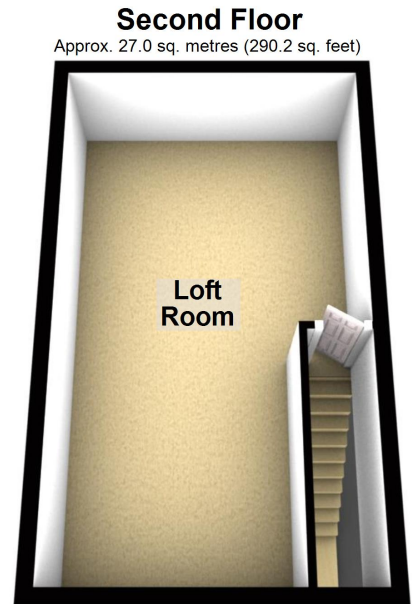
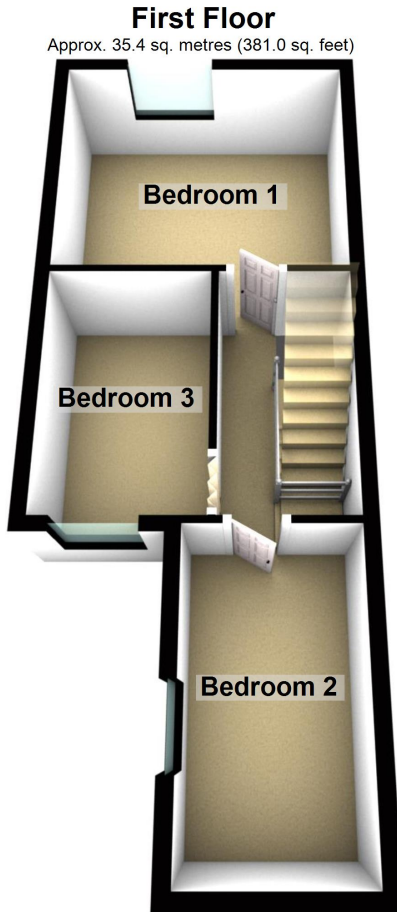
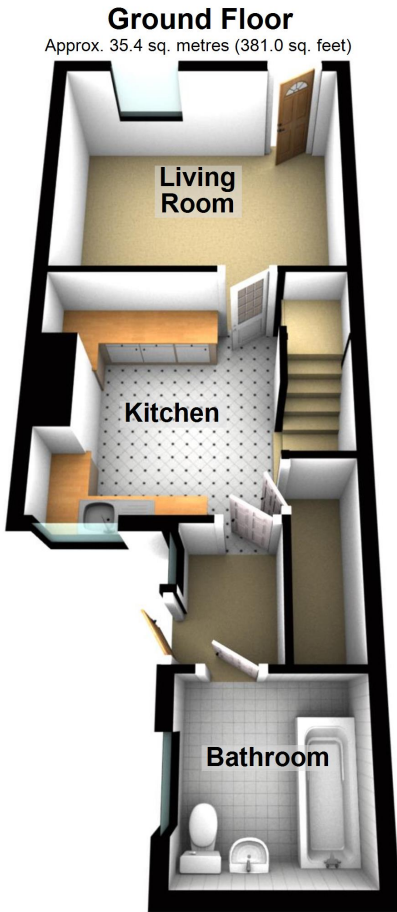
### OUTSIDE

#### MEDIUM SIZED REAR GARDEN

enjoying superb view of St Edithas church, included in the sale are a number of small outbuilding. The agents would mention that one of the outbuilding belongs to number 3 and there is an easement across the garden for the use of the adjoining property.



# FLOORPLAN & EPC



Total area: approx. 97.8 sq. metres (1052.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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