



Set back from the road with a generous frontage and driveway parking is this attractive Grade II listed townhouse. The property occupies a prime position in the Castle Hill Conservation Area and is conveniently situated for the town centre and mainline station. Retaining many original features and complimented by a private garden with a large patio terrace, the property further benefits from a useful cellar and is offered for sale with no onward chain. The accommodation is accessed via an impressive reception hallway which leads to 2 reception rooms while upstairs, there are four bedrooms.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Grade II listed period townhouse in town centre conservation area
- Four bedrooms
- Reception hall with fireplace and 2 further reception rooms each with internal shutters
- Kitchen/breakfast room with built-in appliances and granite work surface
- Established rear garden with vehicular access and ample off-road parking
- Cellar; No onward chain





Council tax band C

Council Reading

Additional information:

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Part C

The property grade II listed

The property is located in a conservation area

The front of the property was underpinned by the owners insurance company in 2006 and the rear of the property was underpinned in 2023/2024, for further information please contact the office.

Parking

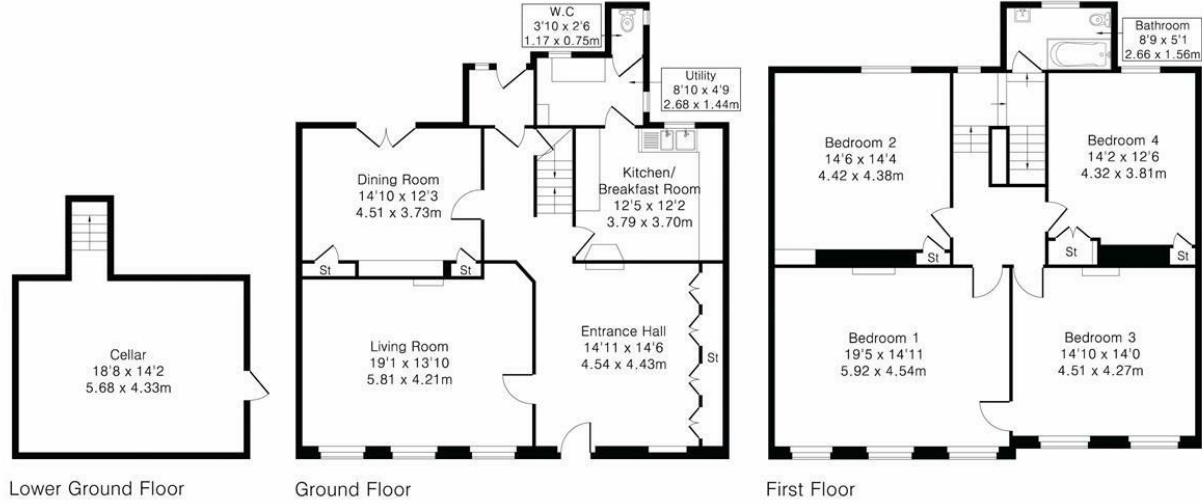
There is a graveled driveway parking for a number of vehicles.

Garden

The rear garden incorporates a paved patio terrace with steps down to an area of timber decking that abuts a well-maintained lawned garden. There are a number of shrub beds and a storage shed with double gates at the rear of the garden providing further vehicular access via Epping Close on Russell Street.

Floorplan

Approximate Gross Internal Area 2417 sq ft – 224 sq m
 Lower Ground Floor Area 284 sq ft – 26 sq m
 Ground Floor Area 1005 sq ft – 93 sq m
 First Floor Area 1128 sq ft – 105 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.