



**GIBBINS RICHARDS**   
Making home moves happen



A brilliantly positioned three bedroomed Victorian terrace home offering beautifully upgraded interior including a spacious and extended ground floor. Being close to the town centre, the local theatre, County Cricket ground and the train station, we would recommend an early viewing.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

The entrance hall leads to the middle reception room, which has been opened out to the front reception room, creating one large reception space with panelled walls, bay window, wooden flooring and exposed fireplace to the front with a Clearview log burner. This in turn then leads to a good sized and well planned kitchen/breakfast area, which has been extended into the side return, besides which is a ground floor bathroom. To the first floor there are three good sized bedrooms. The property has a rear garden with rear access and is deemed a brilliant opportunity for first or second time buyers, as these properties are consistently popular.

THREE BED TOWN CENTRE TERRACE  
EXTENDED GROUND FLOOR  
BEAUTIFULLY PRESENTED THROUGHOUT  
GAS CENTRAL HEATING AND CLEARVIEW LOG BURNER  
DOUBLE GLAZING  
REAR GARDEN WITH DECKING AND LAWN  
CLOSE TO TOWN CENTRE  
VIEWING STRONGLY ADVISED







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## Entrance Hall

Sitting Room 11' 2" x 10' 7" (3.40m x 3.22m) plus bay window.

Dining Room 12' 1" x 11' 3" (3.68m x 3.43m)

Kitchen 19' 8" x 6' 2" (5.99m x 1.88m)

Kitchen/Breakfast Room 12' 8" x 8' 7" (3.86m x 2.61m)

Bathroom 8' 5" x 6' 5" (2.56m x 1.95m)

## First Floor Landing

Bedroom 1 15' 3" x 10' 6" (4.64m x 3.20m)

Bedroom 2 11' 3" x 9' 8" (3.43m x 2.94m)

Bedroom 3 12' 1" x 8' 2" (3.68m x 2.49m)  
Containing the gas central heating boiler.

Outside Enclosed rear garden with rear access, containing a raised decked area and a lawn. On street permit parking is available.



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GROUND FLOOR



1ST FLOOR



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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