# ferris&co



# £1450 PCM





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### **DESCRIPTION**

Beautifully presented Victorian end terrace (1000sq feet). Just decorated with new carpets and floorcoverings, luxuriously appointed kitchen with appliances, stunning spacious first floor bathroom, 2 double bedrooms, 2 separate living rooms, useful cellar, landscaped rear garden, gas heating, Upvc double glazing, permit parking.

#### ON THE GROUND FLOOR

# **DINING ROOM** 12' 6" x 10' 9" (3.81m x 3.27m)

Walnut effect laminate flooring, half glazed entrance door window to front with blind, double radiator.

# **INNER HALLWAY**

Door and staircase to cellar, staircase to first floor

### **LOUNGE** 12' 6" x 10' 6" (3.81m x 3.20m)

Double radiator, double casement doors to rear garden, East aspect, walk in storage cupboard. Access to:

# **KITCHEN** 13' 0" x 7' 0" (3.96m x 2.13m)

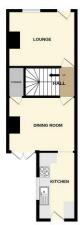
Fitted with a contemporary range of units with high gloss finish, stainless steel sink, integrated fridge freezer, 4 burner hobs, oven beneath, extractor hood above. oak effect flooring, plumbing for washing machine.

#### ON THE LOWER GROUND

**USEFUL CELLAR** 14' 0" x 11' 6" (4.26m x 3.50m) Storage, double radiator, sub floor window,

ON THE FIRST FLOOR











### **LANDING**

Decorative timber balustrade, double radiator, access to roof

**BEDROOM 1** 12' 6" x 10' 9" (3.81m x 3.27m) Window to front, Western aspect, radiator

# **BEDROOM 2** 10' 6" x 9' 6" (3.20m x 2.89m)

Built in storage cupboard, window overlooking rear garden, double radiator.

# **BATHROOM** 13' 0" x 7' 0" (3.96m x 2.13m)

White suite, chrome fittings, P-Shaped bath, curved shower screen, rainforest shower head, pedestal wash and basin, low level WC, chrome towel rail, recessed low voltage lighting, window to rear, ceramic tiled floor. Built in cupboard housing as fired boiler for central heating.

### **OUTSIDE**

The rear garden is 70ft, beautifully landscaped, with paved patio adjacent to the house, artificial grass, raised beds with spherical water features, further patio with pergola, Western aspect.





**DIRECTIONS**