



Delamere Street, Marshfields

Offers In Excess Of £155,000

**** MID TERRACE ** THREE BEDROOMS ** WELL PRESENTED THROUGHOUT ****
**** DINING KITCHEN ** IDEAL FOR FTB/YOUNG COUPLE/FAMILY ** REAR YARD ****

Well presented three bedroom mid terrace which has been updated by the present owner.

The property would make an excellent purchase for a FTB/Young Couple/family and is ideally located for amenities, shops and a choice of local schools.

The accommodation briefly comprises entrance porch, lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom. There is a further third overall attic bedroom.

To the outside there is an enclosed yard to the rear and small garden frontage.

CCTV and alarm system installed.





Entrance Porch

Lounge

14'0" x 13'10" (4.27m" x 4.22m")

Radiator.

Dining - Kitchen

13'10" x 12'0" (4.22m" x 3.66m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer and radiator.

Cellar

Useful storage.

First Floor Landing

Bedroom One

13'11" x 12'5" (4.24m" x 3.78m")

Radiator.

Bedroom Two

6'8" x 6'10" (2.03m" x 2.08m")

Bathroom

White three piece suite comprising panel L shaped bath, vanity sink unit, low flush wc, tiled and radiator.

Exterior

Enclosed garden to rear.

Council Tax Band

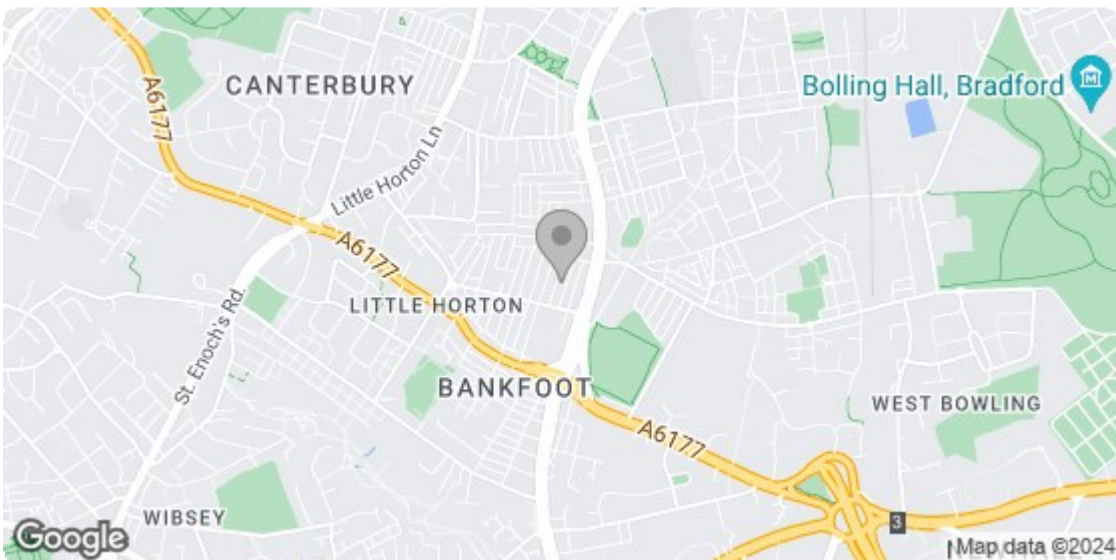
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Tenure

FREEHOLD.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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