





A STYLISH AND BEAUTIFULLY PRESENTED three storey PERIOD HOUSE in this SOUGHT AFTER central location off WESTERN ROAD. The accommodation comprises LOUNGE/DINING ROOM, MODERN FITTED KITCHEN, THREE BEDROOMS, STUDY, BATH/SHOWER ROOM, WC, PERIOD FEATURES, WOODEN FLOORING, WEST ASPECT PATIO/GARDEN, EPC D.

- VIRTUAL TOUR AND FLOORPLAN
- THREE STOREY PERIOD HOUSE
- SOUGHT AFTER CENTRAL LOCATION
- STYLISH AND BEAUTIFULLY PRESENTED
- PERIOD FEATURES AND CHARM
- LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS + STUDY
- BATH/SHOWER ROOM + WC
- WEST ASPECT PATIO/GARDEN







## GROUND FLOOR

### ENTRANCE HALL

Understairs storage cupboard with stripped wood door, wooden flooring, radiator.

### LOUNGE

Three sash windows to bay, ceiling coving, feature fireplace with cast iron mantle and tiled hearth, wooden flooring, radiator, open square arch to:

### DINING ROOM

Ceiling coving, recessed downlighting, wooden flooring, radiator, West aspect double glazed doors to PATIO/GARDEN.

### KITCHEN

Modern kitchen fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, inset stainless steel sink with mixer tap, electric oven, electric hob with extractor fan over, washing machine, dishwasher, microwave oven, recessed down lighting, wooden flooring, South aspect double glazed window overlooking PATIO/GARDEN.

## FIRST FLOOR

### LANDING

Split level, storage cupboard, East aspect sash window.

### BEDROOM 1

East aspect sash window, feature cast iron fireplace mantle with tiled hearth, exposed floorboards, radiator.

### BALCONY

East aspect.

### BEDROOM 3

West aspect sash window, cupboard housing boiler, radiator.

### SEPARATE WC

Low level close coupled WC combined with wash hand basin with mixer tap, part tiled walls, tiled floor, West aspect frosted glass double glazed window.

## SECOND FLOOR

### LANDING.

Split level, 'Velux' skylight.

### BEDROOM 2

East aspect glass pane doors to BALCONY, picture rail, feature fireplace with painted wooden mantle, tiled inset and stone hearth, exposed floorboards, radiator.

### BATH/SHOWER ROOM

Modern fitted white suite comprising bath with free standing mixer tap and shower attachment, tiled shower cubicle with fixed and flexible hose shower heads, wash hand basin with mixer tap, low level close coupled WC, recessed downlighting, part tiled walls, tiled floor with decorative pattern, extractor fan, chrome ladder style heated towel rail.

### STUDY

West aspect double glazed window, parquet flooring, stripped wood door with glass panels.

## EXTERNAL

### PATIO/GARDEN

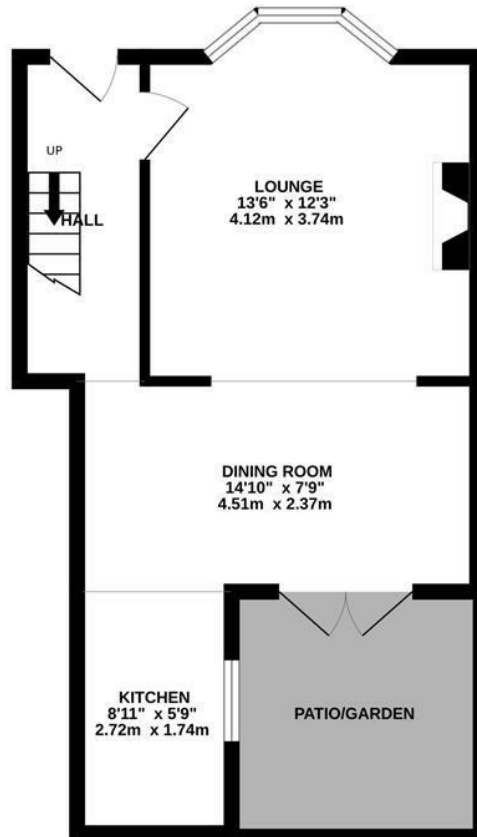
East aspect, brick paving.

## COUNCIL TAX BAND E - £2,857.63

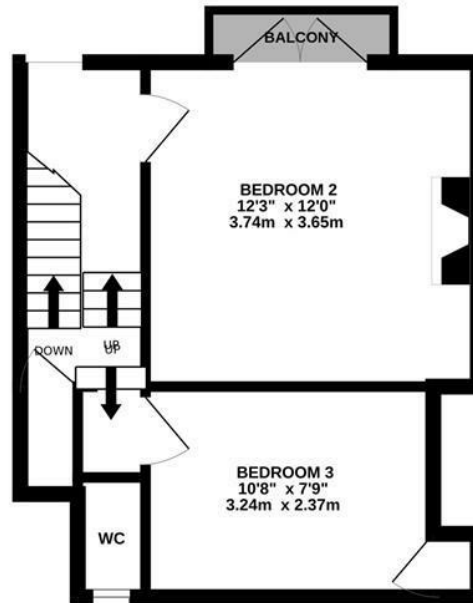
### Full Description

A STYLISH AND BEAUTIFULLY PRESENTED three storey PERIOD HOUSE in this SOUGHT AFTER central location off WESTERN ROAD. The accommodation comprises LOUNGE/DINING ROOM, MODERN FITTED KITCHEN, THREE BEDROOMS, STUDY, BATH/SHOWER ROOM, WC, PERIOD FEATURES, WOODEN FLOORING, WEST ASPECT PATIO/GARDEN, EPC D.

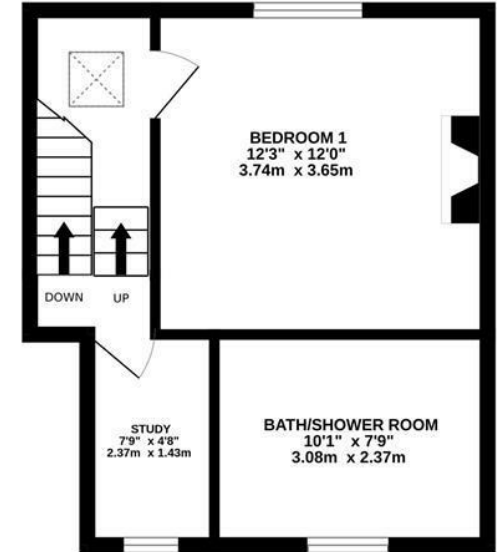
GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 sq.m.) approx.

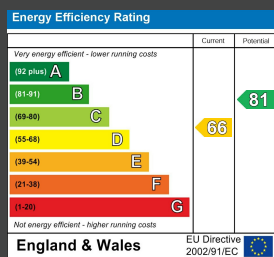
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: E**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

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