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The Estate Agents

12 Clucas Gardens,

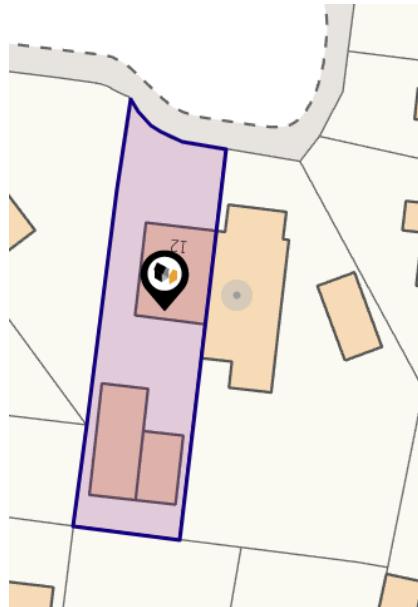
£150,000

2 1 2



- Full renovation project
- Two bedroom semi-detached
- Ample driveway parking
- Ideal investment opportunity
- Detached garage/workshop
- Close to local amenities





An Exciting Renovation Opportunity – Ideal for Investors or Developers

This two-bedroom semi-detached property presents a fantastic opportunity for those seeking a full renovation project with strong potential for value uplift. Requiring complete modernisation throughout, the home offers a blank canvas to reimagine and transform into a desirable contemporary residence.

The ground floor currently comprises an entrance hallway leading to a spacious lounge and a kitchen/dining area, providing a solid layout that could be opened up or reconfigured to suit modern living. To the first floor are two well-proportioned bedrooms and a family bathroom.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs (92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC