



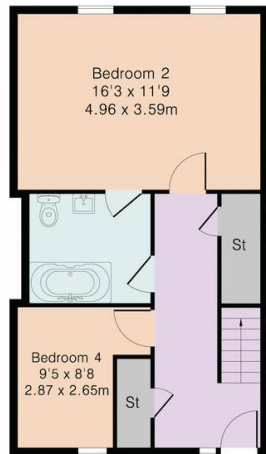
PEACEFUL RIVERSIDE DEVELOPMENT in a TOWN CENTRE LOCATION and offering FLEXIBLE accommodation arranged OVER THREE FLOORS, this HIGHLY INDIVIDUAL and WELL SPECIFIED character conversion offers FANTASTIC MODERN LIVING throughout accommodation to include 4 bedrooms, TWO BRAND NEWLY FITTED BATHROOMS and a MAGNIFICENT top floor KITCHEN/LIVING AREA with FEATURE VAULTED CEILING. Enjoying EXPOSED BEAMS THROUGHOUT and attractive engineered wood flooring to many areas and with allocated parking situated to the the front of the property. Available 30th December 2025. Unfurnished.



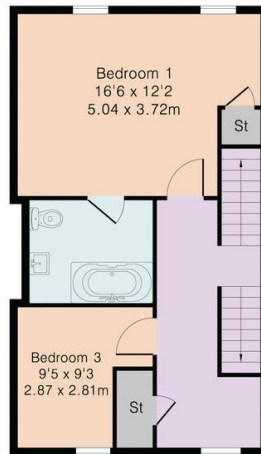




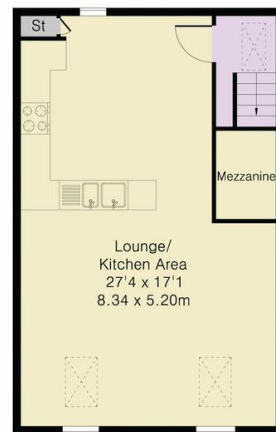
Approximate Gross Internal Area 1400 sq ft – 130 sq m
 Ground Floor Area 465 sq ft – 43 sq m
 First Floor Area 471 sq ft – 44 sq m
 Second Floor Area 464 sq ft – 43 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.