

11 Wellesley Street

**,
BB12 6NA
£150,000**

Offers in Excess of



Beautifully presented terraced property

Situated down a quiet and private lane

Lounge boasting a log burning stove

Front decked garden area

Three Bedrooms

Ideal first time buy or buy to let investment

Separate utility room

Rear yard



We are delighted to bring to market this wonderfully presented, three bedroom, stone front property idyllically positioned down a quiet and private residential lane. On internal inspection via the front door the accommodation comprises of an entrance hallway, welcoming lounge with a log burning stove and exposed brick fire place, a kitchen/diner with fully fitted modern units and a separate utility area to the rear. To the first floor are three bedrooms, a separate WC and family bathroom. Externally, there is a rear yard with gated access to the rear vehicle access road. To the front is a decked patio garden area ideal for entertaining and pathway leading up the row of terraces to the main road. Close by are all local amenities. Book a viewing today to fully appreciate the property and unique location on offer.

Room dimension

Please see the floor plan.

Services

Gas central heating Mains gas, electric, water and sewage.

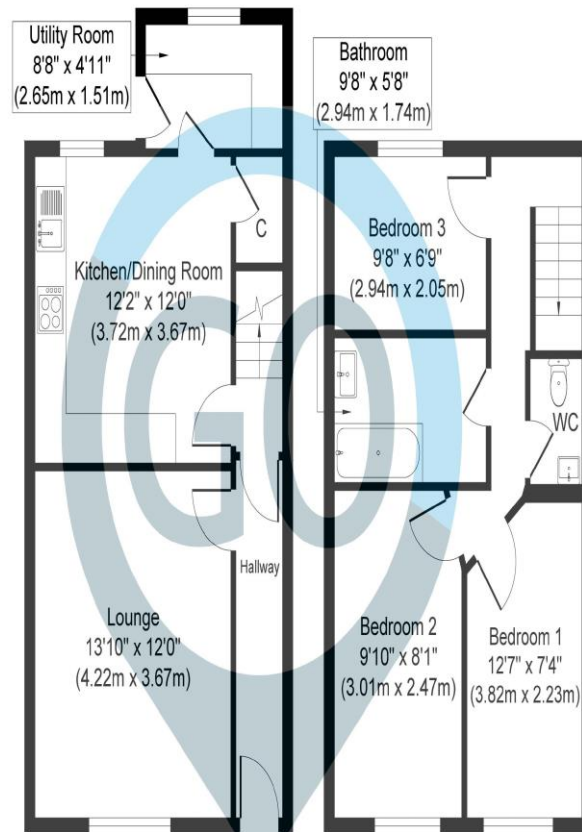
EPC rating D
Property tenure Freehold
Council tax band B

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor
Approximate Floor Area
461 sq. ft
(42.8 sq. m)

First Floor
Approximate Floor Area
404 sq. ft
(37.6 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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