



4 Tower Street

This spacious Victorian house is centrally located within walking distance of the town centre and marina and certainly illustrates why period properties continue to prove popular with our clients, offering plenty of character and practical space for a family - in part due to some excellent room sizes.

The property has also undergone a scheme of work by the current owner, including Victorian style sliding sash windows fitted to the first floor, a new consumer unit, first floor bathroom refitment and an electrically operated garage door to name but a few.

Outside, the property features an attractive split-level lawned garden to the rear with patio seating area's and an attached garden store. The property also has the benefit of parking and the aforementioned garage, which can so often prove hard to find with similar period properties.

- Spacious Semi-Detached Family Home
- Lounge and Separate Dining Room
- Breakfast Kitchen, Utility & Cloakroom
- Three Double Bedrooms, Bathroom & Office/Nursery
- Enclosed Rear Garden & Garage
- uPVC Double Glazing & Gas-Fired Central Heating
- Tenure: Freehold. EPC 'E 41'. Council Tax 'A'.







Entrance via a canopy porch and part-glazed door into the **Entrance Hall** - Having stairs to the first floor, radiator and doors arranged off to:

Lounge 4.39m x 3.68m – The lounge features a uPVC bay window, cornice and picture rail and an exposed brick fireplace with wooden mantle.

Dining/Sitting Room 3.81m x 3.78m – With uPVC sash window to the rear, reproduction fireplace with tiled insert, electric fire and fitted shelves to the chimney breast sides.

Breakfast Kitchen 7.01m x 3.16m - The kitchen is a lovely size and comprises a range of modern fitted cupboard and drawer units to both base and eye level, all complimented with work surfaces over and with an inset one-and-a-half bowl stainless steel sink/drainer with two lever mixer tap. The kitchen also features an integral four ring hob with extractor canopy over and an eye level oven and grill, tiling as appropriate and space for full-size dishwasher. Under stairs cupboard, two radiators, two uPVC windows and replacement uPVC Victorian style door to the **Rear Entrance Porch** – With uPVC windows, tiled floor and door to the rear garden. The kitchen extends through to:

Utility 2.03m x 1.63m – uPVC window to the side, a continuation of the tiled floor, radiator, fitted cupboards and spaces for washing machine and fridge with work surface and tiled surround, with the utility extending to the **WC** – Close-coupled WC, pedestal hand basin and extractor fan.

First Floor Landing – Having staircase to the: **Upper Landing** with arched sash window overlooking the front and doors arranged off to:

Bedroom One 3.64m x 3.35m – Bedroom one is a generous double bedroom and has replacement uPVC sash window overlooking the front, feature Victorian style fireplace with built-in wardrobe on the chimney-breast to the right and further shelving and hanging space on the left.

Bedroom Two 3.78m x 3.33m – Also a double bedroom, bedroom two has replacement uPVC sash window overlooking the rear garden, Victorian-style open grate fireplace, radiator and built-in cupboard and picture rail.

Bathroom – The bathroom has uPVC sash window to the side and comprises a white suite of bath of panel bath with mixer and shower attached, pedestal hand basin and close-coupled WC. Tiling as appropriate, heated towel rail and built-in boiler cupboard housing the gas-fired central heating boiler and having shelving.

Bedroom Three 3.68m x 3.20m – A third double bedroom with replacement uPVC sash window overlooking the rear garden.

Office/ Nursery 2.57m x 1.74m – With replacement uPVC sash window to the front.

Outside

The rear of the property has been enclosed with panel fencing and features an initial block-paved patio seating area with outside tap and attached garden store. The patio extends to a lawned garden, bordered with plants and shrubs with steps leading up to a further patio with rear hand-gate and access to the:

Garage 5.03m x 2.82m – Remotely operated electric roller door, power, light and uPVC side door.









NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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