

Victoria Street  
Guide Price £115,000



**IDEAL FIRST TIME BUY##TWO BEDROOM MID TERRACE##MODERN  
KITCHEN##NEW ROOF 25 YR GUARANTEE##UP TO DATE  
ELECTRICS##DOUBLE GLAZING##CENTRAL HEATING##NO ONWARD  
CHAIN.**

## **Entrance Hall**

UPVC double glazed door to the front aspect, radiator, power point, stairs to the first floor landing.

## **Lounge 3.80m x 3.20m - 12'4" X 10'5"**

UPVC double glazed window to the front aspect feature fireplace with fire, cupboard housing the fuse box , electricity meter and gas meter, radiator and power points.

## **Dining Area 3.00m x 4.10m - 9'8" X 13'5"**

UPVC double glazed window to the rear aspect, gas combi boiler, understairs storage cupboard, radiator and power points. - Open from here to Kitchen.

## **Kitchen**

UPVC double glazed window and UPVC double glazed door to the side aspect, range of wall and base units with roll top work surface, sink and drainer, space for washing machine, space for fridge freezer, integrated electric oven with four ring gas hob, extractor hood. power points.

## **Half Landing**

Access to bathroom and stairs to the first floor landing.

## **Bathroom**

UPVC double glazed window to the side aspect modern white three piece suite comprising of low flush WC, wash hand basin, bath with electric shower over, extractor fan.

## **First Floor Landing**

### **Access to bedroom One & Bedroom Two**

### **Loft Access**

#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

### **Bedroom One** 3.16m x 4.90m - 10' 3" x 16'0"

Two UPVC double glazed windows to the front aspect, TV point, radiator and power points.

### **Bedroom Two** 3.20m x 3.00m - 10'5" x 9'8"

UPVC double glazed window to the rear aspect, radiator and power points.

### **Rear Yard**

Low maintenance with rear gated access.

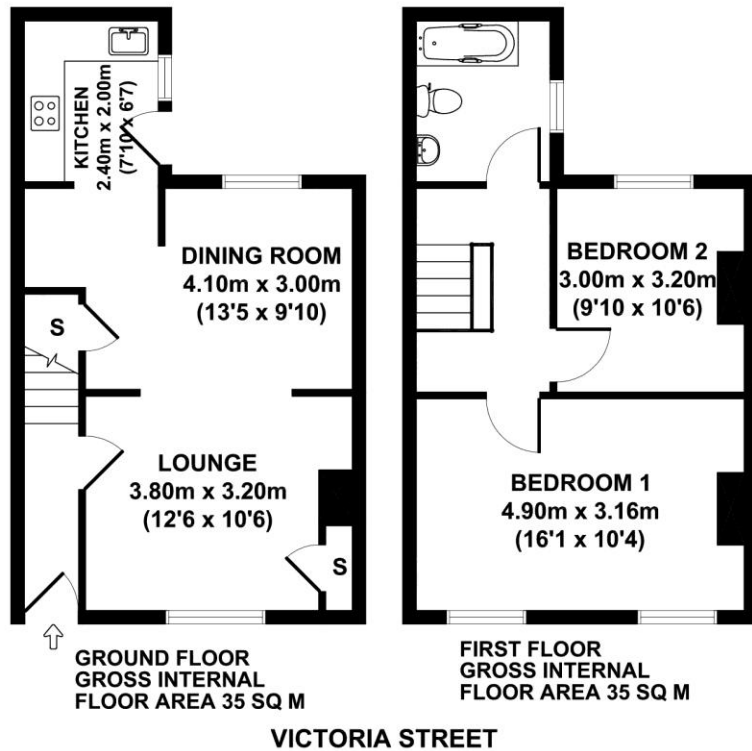
### **Front**

Flush to the pavement,

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# Floor Plan



**APPROX. GROSS INTERNAL FLOOR AREA 70 SQ M / 753 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given