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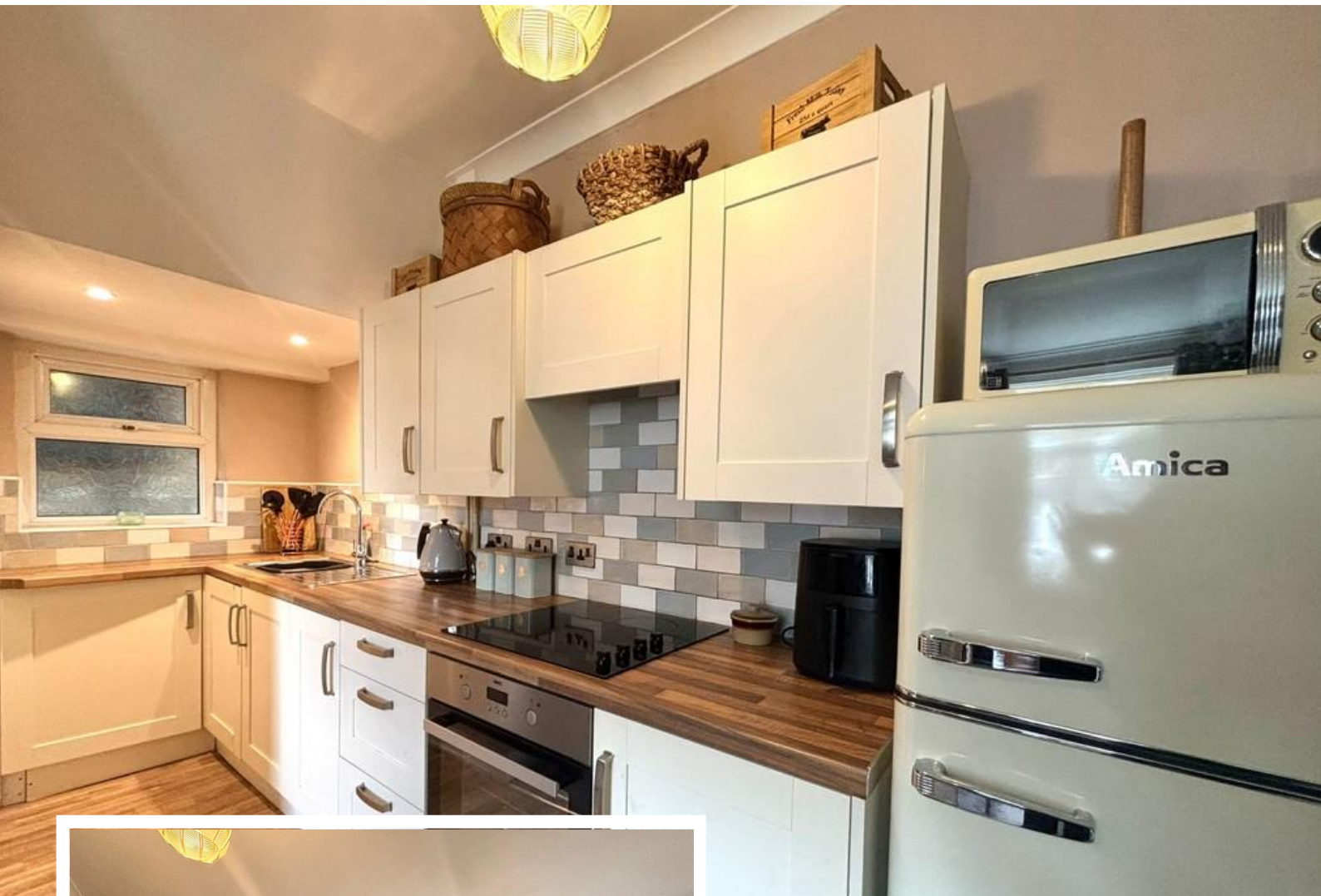
**32 Albert Street**

- TWO BEDROOM END TERRACED
- OCCASIONAL ROOM/STUDY
- IDEAL FAMILY HOME
- CLOSE TO LOCAL AMENITIES

**Offers In Region Of £140,000**  
EPC Rating '49'







## Property Description

### DESCRIPTION

This beautifully end-terrace property offers a generous living space set over four floors, combining character with contemporary style, two bedrooms and occasional room/study. Located in a convenient and popular area, the home is ideal for families, first-time buyers, or investors. The home has been tastefully updated throughout, blending neutral décor with modern finishes. Outside, the property benefits from a good-sized garden to the front, with potential for landscaping or seating.

### FRONT ENTRANCE

A welcoming and characterful entrance hall featuring stunning original features, including a beautifully preserved parquet tiled floor and elegant arched stairways that create a grand first impression. From the hallway, there is direct access to the open-plan kitchen/living area as well as the stairs leading to the first floor, setting the tone for the blend of traditional charm and modern living found throughout the home.







#### OPEN PLAN KITCHEN LIVING AREA

19' 10" x 15' 10" (6.05m x 4.83m) A spacious and versatile open-plan kitchen and living area, ideal for modern day living and entertaining. The kitchen is fitted with a stylish range of modern wall and base units, complete with an electric hob, oven, and extractor fan. A window to the front and an additional window to the side allow plenty of natural light to fill the space. There is ample room for a dining area, creating a sociable layout for both everyday living and hosting guests. The room also benefits from central heating for year-round comfort, and a door leading to the cellar, providing additional storage or potential for further use.



#### BEDROOM ONE

19' 35" x 11' 69" (6.68m x 5.11m) A spacious and well-proportioned double bedroom with a large window to the front, allowing for plenty of natural light. The room offers ample space for bedroom furniture and includes a built-in wardrobe/cupboard, providing convenient storage. A bright and comfortable space, ideal as a main bedroom.

#### BEDROOM TWO

15' 05" x 7' 39" (4.7m x 3.12m) Another generously sized bedroom with a window to the front, offering excellent natural light. This versatile room can comfortably accommodate a range of furniture styles, making it ideal as a guest room, home office, or second double bedroom.



#### OCCASIONAL ROOM/STUDY

7' 48" x 9' 47" (3.35m x 3.94m) A compact and flexible space featuring a Velux window, providing natural light and a cosy feel. Ideal as a home office, walk-in wardrobe, or a hobby room, this room offers great potential to suit a variety of needs.

#### BATHROOM

11' 25" x 4' 76" (3.99m x 3.15m) A modern, fully tiled bathroom fitted with a contemporary three-piece suite comprising a bath with overhead shower, WC, and hand wash basin. The room also features a heated towel rail for added comfort and a window to the front, providing natural light and ventilation. Finished to a high standard, this bathroom offers both style and practicality.



#### HALLWAY

10' 51" x 14' 90" (4.34m x 6.55m) Providing access to all first-floor rooms, this well-laid-out hallway also features a useful storage cupboard and stairs leading to the second floor. Bright and functional, it serves as a central point connecting the living spaces with ease.





## EXTERIOR

The property benefits from a small, low-maintenance front garden, neatly flagged for easy upkeep, and enjoys stunning views, creating a pleasant and inviting outdoor space.

## PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		82
C (69-80)		
D (55-68)		
E (39-54)	49	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		