

# Rectory Road

2 bedrooms, 1 reception

£175,000



Large two bedroom property covering covering three floors. There are lot of original features and the property has been finished to a fantastic standard throughout. There is a separate entrance to the flat along with a private garden. The first floor consists of a kitchen, bedroom and large lounge offering lots of natural light. To the second floor there is a large bedroom and a modern bathroom with separate Shower and Bath. The property is currently rented with a tenancy in place until February 2015.

## ENTRANCE

Separate entrance with solid wood door with stairs to first floor landing.

First floor landing

Split level landing with window to side and doors to Lounge, 2nd Bedroom and Kitchen. Stairs to second floor landing.

## KITCHEN

3.53m x 2.03m

Fitted kitchen with wall and base units either side of kitchen with PVC window to rear. Space for washing machine, integrated electric oven with four ring hob and extractor hood over. Space for fridge freezer. Integrated sink and drainer. Wall mounted gas boiler, tiled splashback, internal window.

## LOUNGE

4.73m x 3.8m

Lounge with 2 x PVC windows to front and 1 x PVC window with side view

## BEDROOM 2

3.55m x 2.41m

Double glazed window to rear, stripped wood floor boards.

## BEDROOM 1

4.8m x 3.82m

PVC window to front, Cast Iron Fireplace and built in storage cupboard.

## BATHROOM

3.5m x 2.82m

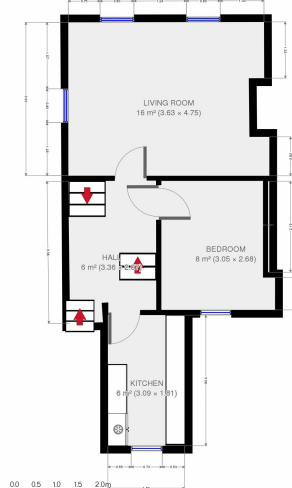
Fitted four piece suite comprising of walk in shower cubicle with power shower, panelled corner bath, WC and sink with vanity unit. White PVC

## Our favourite bits

- ☀ Two bedroom maisonette
- ☀ Separate Lounge & Kitchen
- ☀ Private Rear garden
- ☀ Quiet Street

## Floor Plan

1st Floor



2nd Floor



If you'd like to book a viewing of this property or would like any further information, please contact us by telephone on **02920 454555** or visit **cps homes.co.uk**