



**5
Bexley Terrace
Wick**

**Offers in the
Region of
£70,000**



- 3 Bedrooms
- Uninterrupted sea views
- Outside space
- Maisonette
- Spacious lounge
- No chain

**** £10,000 below the Home Report valuation ****

A 3 bedroom maisonette that has stunning views of Wick harbour and coastline. It is in easy walking distance to Wick town centre that has a variety of shops, swimming pool, doctor/dental surgeries, primary/high school, etc.

The property has two levels and on the first floor comprises of: hall, lounge/diner, kitchen and shower room. Second floor: landing, 3 bedrooms and bathroom. Outside at the rear of the property is a small, secure drying area. Electric central heating and double glazed throughout.

Council tax band A and energy performance rating D. For more information and the 360 tour, visit www.pollardproperty.co.uk.

What3words: ///poet.navy.nicely

**Hall** **12' 10" x 3' 11" (3.9m x 1.2m)**

Enter the maisonette from the street up to the first floor. A half glazed door opens into the carpeted hall with a switchback staircase to the second floor landing and doors opening into the lounge/diner, kitchen, shower room and under stairs cupboard.

Lounge/Diner **21' 4" x 10' 6" (6.5m x 3.2m)**

The spacious lounge/diner runs across the length of the property and has wood laminate flooring, neutral decoration and 2 large windows flooding the room with natural light. The lounge end has an electric fire inset a wood and marble fireplace making an attractive focal point. At the other end there is plenty of space for a dining table and seating for at least 6 people. A useful wall serving hatch opens into the kitchen. The sideboard is included in the sale if desired.

Kitchen **10' 6" x 8' 2" (3.2m x 2.5m)**

The well proportioned kitchen has laminate flooring and a window taking full advantage of the stunning uninterrupted sea views. There is a fitted kitchen with floor and wall units in wood design and faux dark grey marble worktops. Two of the floor units are inset and provide a 2 person breakfast bar along the worktop. There is plumbing for a washing machine and space for a fridge freezer and electric cooker.

Shower Room **5' 11" x 6' 3" (1.8m x 1.9m)**

A handy shower room with vinyl flooring and a frosted window that provides light and ventilation to the room. There is a shower cubicle with an electric shower and tiled splashback. The toilet is below the window and the wash hand basin is inset a vanity unit and has a tiled splashback.

Landing **9' 6" x 3' 3" (2.9m x 1m)**

The carpeted staircase is naturally light by a large window and bathes the landing in natural daylight. The landing has doors leading off to the 3 bedrooms, bathroom and built in airing cupboard. A ceiling hatch gives access to the loft space.

Bathroom **6' 3" x 6' 3" (1.9m x 1.9m)**

The well proportioned bathroom has laminate flooring, tongue and groove panelling to the waist high dado rail and a frosted window. There is a white bathroom suite of toilet, pedestal wash hand basin and bath. Above the bath is an electric shower and around it is an attractive tiled splashback.

Bedroom 1 **10' 10" x 10' 10" (3.3m x 3.3m)**

A spacious double bedroom which is neutrally decorated and has a window overlooking the rear of the property.

Bedroom 2 **10' 10" x 9' 2" (3.3m x 2.8m)**

Another spacious double bedroom which is carpeted and has a window with a similar outlook as bedroom 1. There is a built in single wardrobe that completes the room.

Bedroom 3 **10' 6" x 8' 2" (3.2m x 2.5m)**

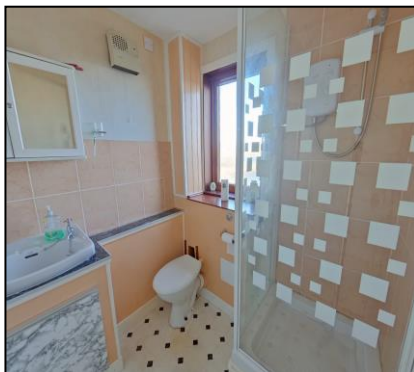
A single bedroom with laminate flooring and a large window with uninterrupted views of Wick harbour and the sea. There is a slim, built in cupboard to one side of the window.

Garden

At the rear of the property is a small, secure area with a washing line.

All carpets, curtains, light fittings and lounge sideboard are included in the sale.

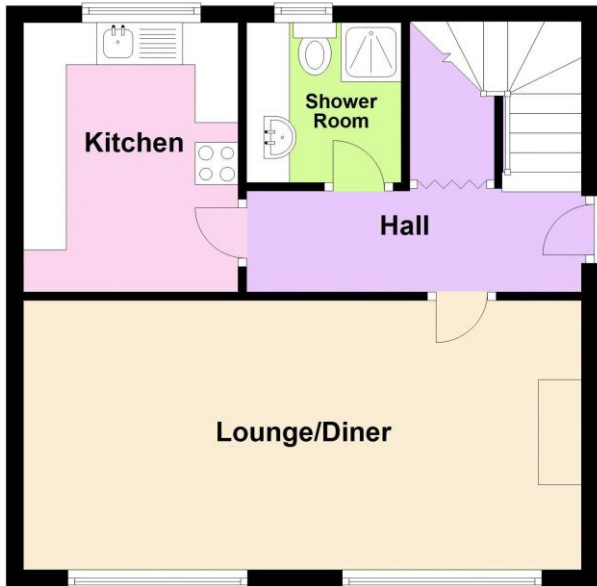
Please call Pollard Property on 01847 894141 to arrange a viewing.





First Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



Second Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 84.8 sq. metres (913.0 sq. feet)

Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a FREE, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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