







## Property Description

Representing an ideal first time buy or investment opportunity, this mid-terraced property is situated in a popular area convenient for access to the city centre, major road links and local amenities. The accommodation comprises lounge, dining room, kitchen and bathroom to the ground floor and two well appointed bedrooms to the first floor.

### Entrance Hall

Stairs leading to first floor landing with an understairs storage cupboard. Doors off giving access to the lounge, dining room and kitchen.

### Lounge

13' 8" x 6' 3" ( 4.17m x 1.91m )

Double glazed square bay window to the front of the property, fireplace, tv point and central heating radiator.

### Dining Room

11' 3" x 9' 2" ( 3.43m x 2.79m )

With a double glazed window to the rear of the property and central heating radiator.

### Kitchen

13' 3" x 6' 7" ( 4.04m x 2.01m )

Fitted with a range of wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, gas cooker point, space for a washing machine and fridge freezer, central heating radiator and two double glazed window to the side of the property.

### Inner Hall

Inner lobby giving access to the bathroom and external door to the rear garden.

### Bathroom

There is a bath with mixer taps and electric shower over, wash hand basin, wc, partly tiled walls, tiled floors, central heating radiator, central heating boiler and double glazed window to the rear of the property.

### First Floor Landing

With stairs rising from the hallway to the landing where there are two double bedrooms.

### Bedroom One

12' 2" x 13' 8" ( 3.71m x 4.17m )

With a double glazed window to the front of the property an central heating radiator.

### Bedroom Two

12' 1" x 13' 8" ( 3.68m x 4.17m )

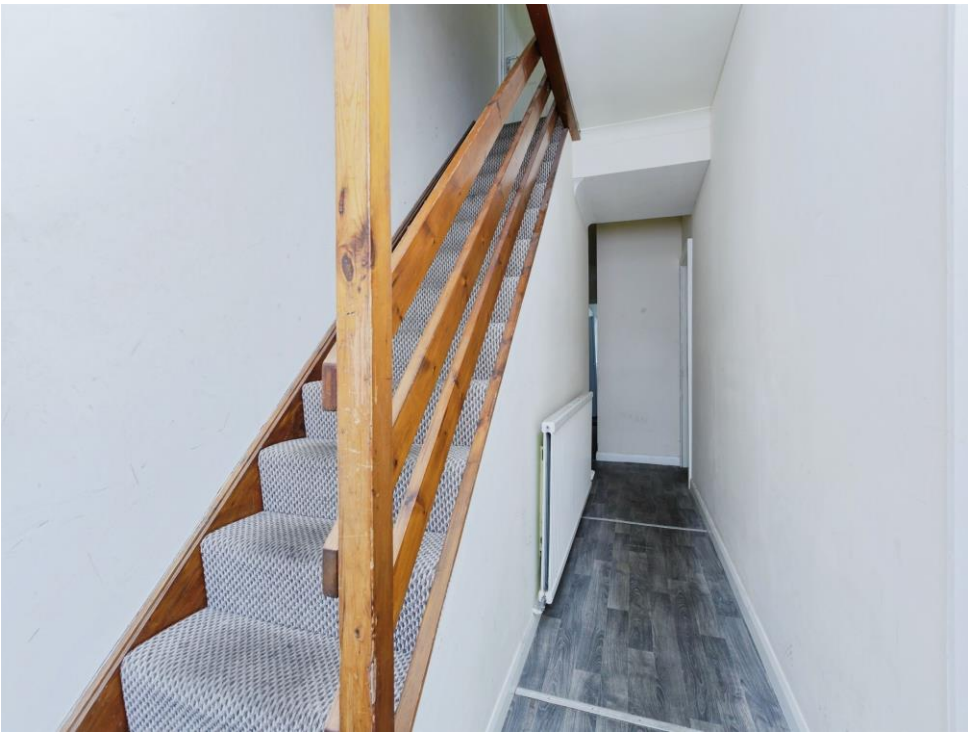
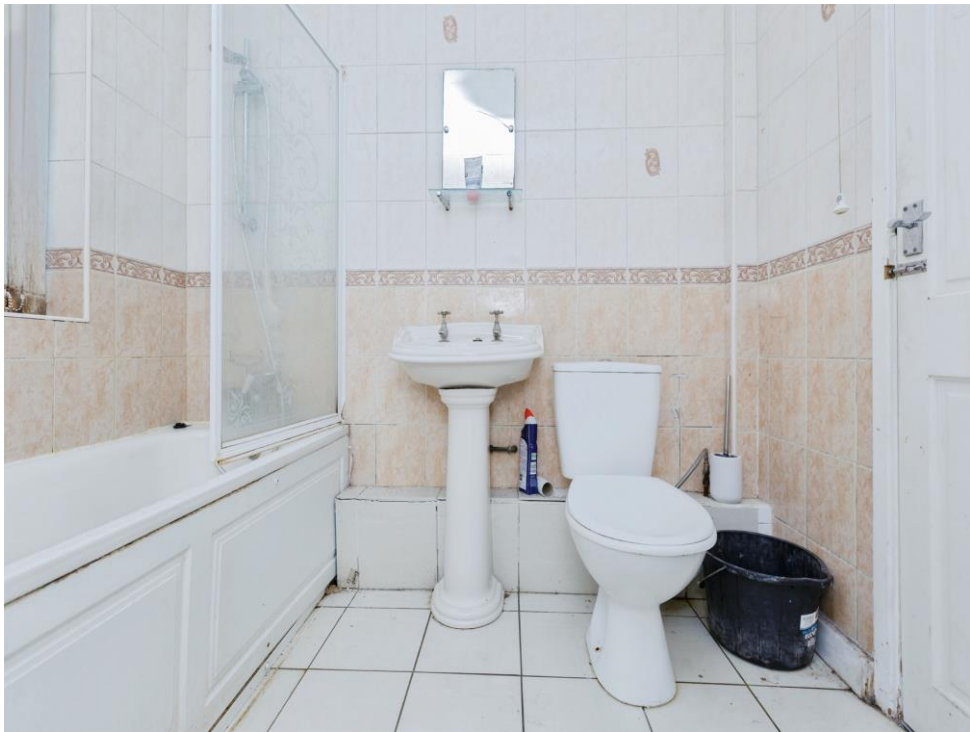
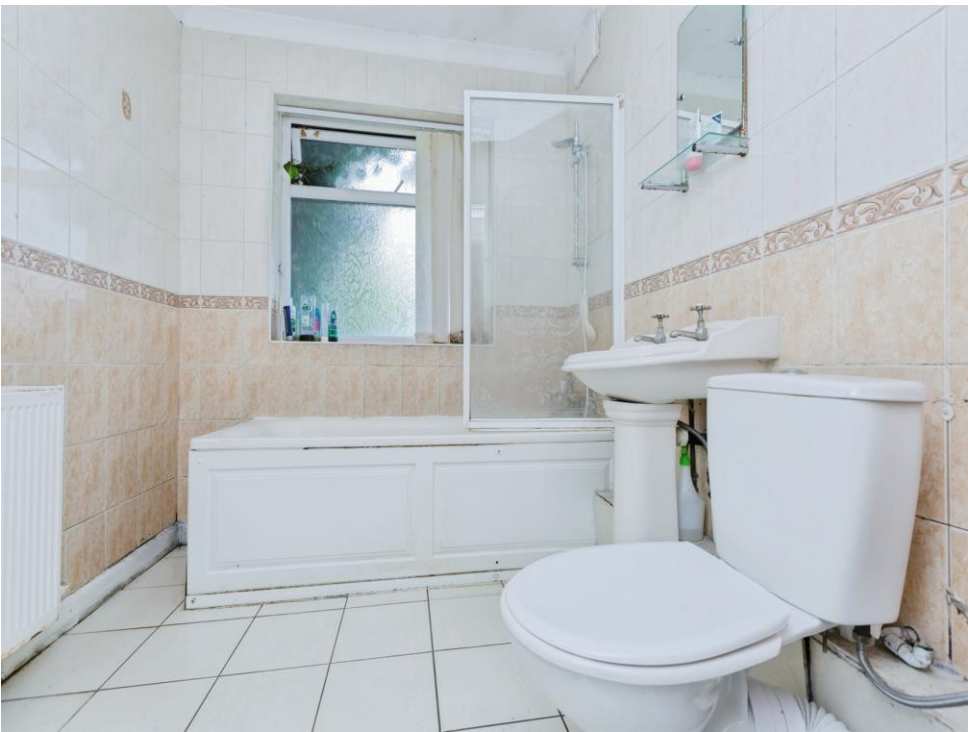
With a double glazed window to the rear of the property, fitted wardrobes and central heating radiator.

### Outside

To the front of the property there is a small fore garden with wall surround. The rear garden is accessed via a side alleyway and has fenced surrounds.

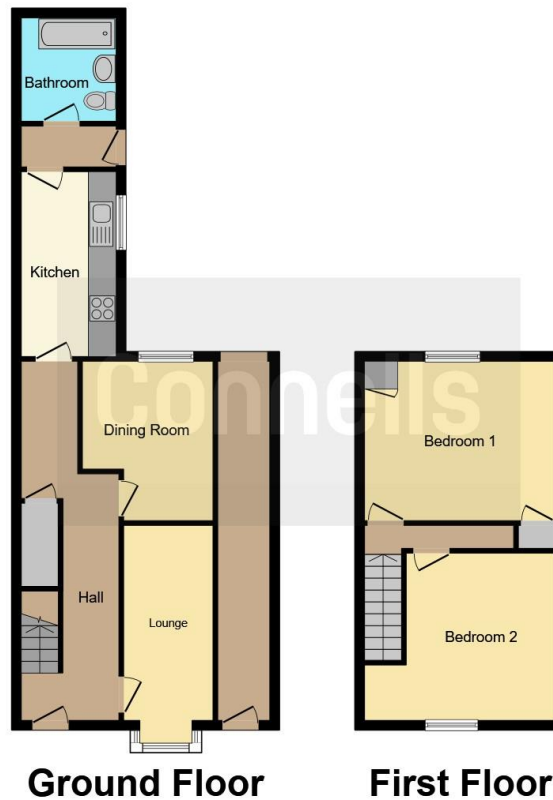












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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22-24 Halford Street  
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EPC Rating: D    Council Tax  
 Band: Deleted

Tenure: Freehold

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Property Ref: LTR324863 - 0003