





Property Description

Originally built in 1911 as a bakery, this Edwardian building has now been tastefully converted into one of three 3-storey town houses.

Two double bedroom end-of-terrace property, each bedroom is served by its own en-suite private bathroom. The property can be used as a single house or shared by up to two couples, all uppers bedrooms & bathrooms have locking door handles for privacy.

Parking bays directly opposite the property available on a first come first served basis, no permit required.

Ground Floor

Entrance Hallway

With stairs rising to the first floor and a door leading to the open plan lounge/kitchen/diner.

Lounge / Diner / Kitchen

33' 7" x 12' 3" (10.24m x 3.73m)

The front door leads directly into the lounge area, a generous sized sliding sash timber double glazed window affronts the room. The house benefits from full underfloor heating to the ground floor, chestnut laminate floor is fitted throughout the space. The fully appointed modern white slab true handleless kitchen stretches across the full width of the room and is equipped with an 80cm black glass Siemens 5-ring touch slide induction hob with extractor above, tower unit with AEG pyrolytic double oven plus a matching combination microwave, integrated Samsung fridge freezer, AEG integrated dishwasher & AEG washer dryer. The kitchen /dining area retains its original and impressive double height vaulted ceiling which is lit by oversized LED industrial lights. There is also a folding stair ladder giving access to a raised mezzanine area which can be used as an occasional office / storage space.

First Floor

The stairs lead from the hallway. With doors to bedroom one and the Jack and Jill shower room. With stairs rising to the second floor.

Bedroom One

16' 2" x 9' 11" (4.93m x 3.02m)

This bedroom offers 13.5sq/m of space has a sliding sash timber double glazed window to the front aspect & features a fitted double wardrobe. Heating is provided by a single central heating radiator.

Jack And Jill Shower Room

Fitted with a low level WC, vanity unit washbasin, 800mm x 1200mm shower cubicle with bi-fold glass door enclosure & electric Triton shower. Centrally heated towel rail. The bathroom has two doors allowing it to be accessed from the landing for shared use, or with this door locked, it becomes configured as a private en-suite to the bedroom.

Second Floor

Bedroom Two

16' 1" x 10' 7" (4.90m x 3.23m)

This bedroom offers 13.5sq/m of space has a sliding sash timber double glazed window to the front aspect & features a fitted double wardrobe. Heating is provided by a single central heating radiator.

Jack And Jill Bathroom

Fitted with a low level WC, vanity unit wash basin, P-shaped bath with glass side screen, overhead Triton thermostatic rain shower. Centrally heated towel rail. The bathroom has two doors allowing it to be accessed from the landing for shared use, or with this door locked, it becomes configured as a private en-suite to the bedroom.

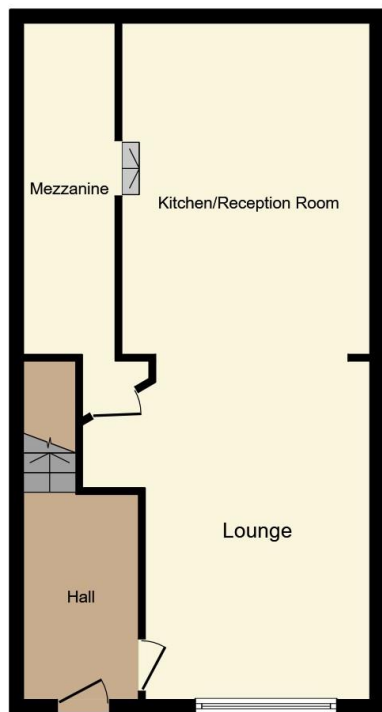
Parking

Non-permit on street parking spaces are available directly opposite the property on a first come first served basis.

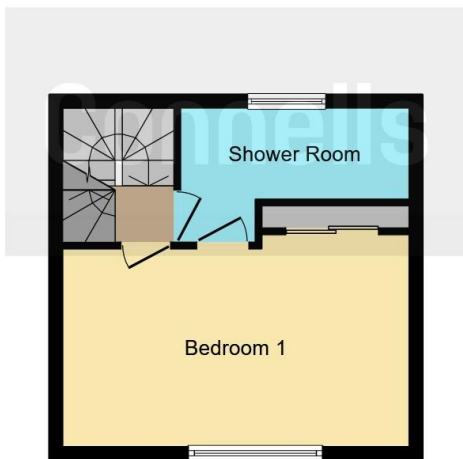
Agent's Note

The property is currently tenanted with a monthly rental income of £1,600. The current tenant is due to vacate the property on 30th September 2025.

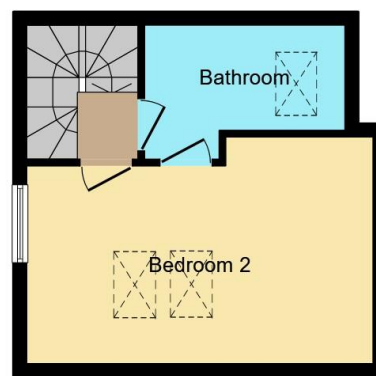




Ground Floor



First Floor



Second Floor

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

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Tenure: Freehold



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