

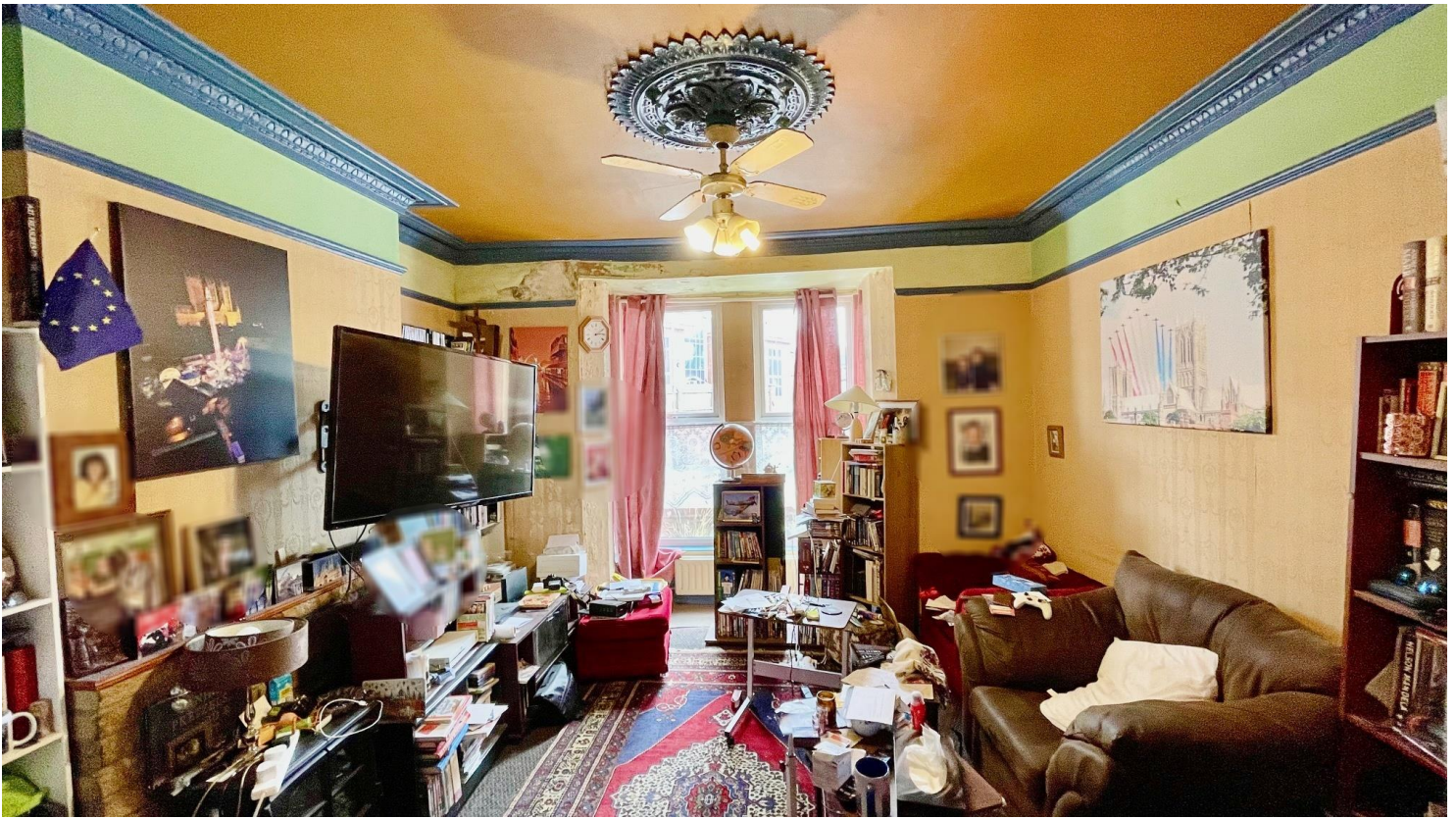


- Substantial Town House
- Amazing Potential
- Modernisation Required
- 4 Bedrooms

- 2 Large Reception Rooms
- 15'7" Kitchen
- Many Original Features
- NO CHAIN!

Colegrave Street, St Catherines, LN5 8DW,
£175,000





AMAZING POTENTIAL!! Starkey&Brown are pleased to offer for sale this substantial period townhouse which requires a full scheme of modernisation, however offers fantastic potential to create the most wonderful of family homes with an abundance of space, character and a wealth of history and original features. The property was originally built in circa 1883 by Colonel Colegrave and accommodation briefly comprises entrance lobby, entrance hallway, lounge with large bay window, dining room, 15'7 kitchen, 16'8 lean to conservatory, ground floor bathroom, and a useful storage room/workshop which could be utilised as additional living space. To the first floor there are four generous double bedrooms (bedroom 4 leading off bedroom 3) and a first floor WC. The property also benefits from a generous rear garden. NO CHAIN!! Council tax band: C. Freehold.



Entrance Lobby

Having uPVC front entrance door. Door into:

Entrance Hallway

Having original feature archway, original ceiling rose and coving, radiator and stairs rising to first floor.

Lounge

15' 1" into bay x 13' 2" max (4.59m x 4.01m)

Having large walk-in bay window to front aspect, original ceiling rose and coving, picture rail and ceiling fan. Opening into:

Dining Room

13' 0" x 11' 4" (3.96m x 3.45m)

Having original style ceiling rose and coving.

Kitchen

15' 7" x 9' 0" (4.75m x 2.74m)

Having wall and base units, single drainer with mixer taps over, space for a range of appliances, radiator and door leading into:

Lean To Conservatory/Storage

16' 8" x 6' 10" (5.08m x 2.08m)

Having sliding patio door leading to garden.

Ground Floor Bathroom

Having 3 piece suite comprising panelled bath, pedestal wash hand basin with tiled splash backs, low level WC and heated towel rail. Door leading to boiler room and workshop/storage room.

Workshop/Storage Room

11' 11" x 8' 0" (3.63m x 2.44m)

Offering excellent storage or potential to create further living space with window to side and double wooden doors leading onto the garden.

First Floor Landing

Bedroom 1

17' 4" x 13' 0" (5.28m x 3.96m)

Having radiator.

Bedroom 2

13' 0" x 11' 4" (3.96m x 3.45m)

Having radiator.

Bedroom 3

13' 4" x 10' 6" (4.06m x 3.20m)

Having radiator and door leading into:

Bedroom 4

11' 6" x 9' 7" (3.50m x 2.92m)

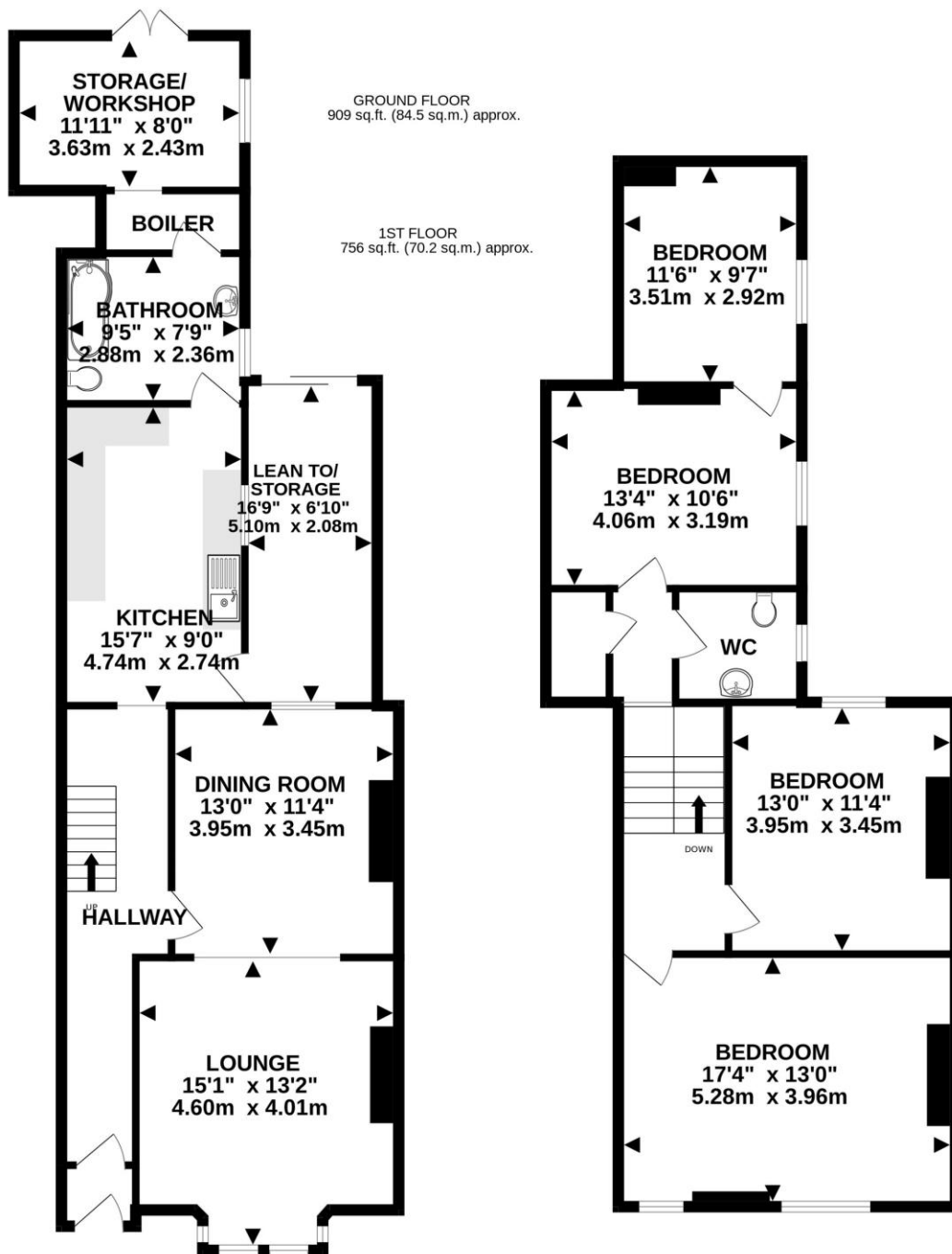
WC

Having low level WC and wash hand basin.

Outside Rear

To the rear of the property is a generous sized garden comprising lawn with a wide variety of flowers, plants and shrubs.





TOTAL FLOOR AREA : 1665 sq.ft. (154.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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