



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Clifton Road

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£140,000

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### Property Introduction

#### Early Viewing Recommended

This four-bedroom semi-detached home offers fantastic potential and is available with no forward chain. Requiring a program of refurbishment, it represents an excellent opportunity for buyers wishing to create their ideal family home. The property benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises an entrance hallway with a useful understairs storage cupboard housing the gas boiler, an open-plan lounge and dining room providing a spacious living area, and a kitchen with potential for modernisation. To the first floor there is a landing, a family bathroom, and four bedrooms including a main bedroom with ensuite facilities. Outside, the property enjoys both front and rear gardens, off-road parking, and a storage garage or carport. An excellent opportunity to add value — early viewing is strongly advised.

### Entrance Porch

Offering uPVC double glazed entry door to the front elevation with adjoining glazed windows to the front and side elevations. Inner door through to the hallway.

### Hallway

Coving to the ceiling. Central heating radiator. Staircase to the first floor with understairs storage cupboard which house the gas boiler.

### Lounge/Diner

24' 4" x 15' 11" (7.425m x 4.855m) maximums

A well proportioned lounge/diner offering a dual aspect view with uPVC double glazed windows to the front and rear elevations. Central heating radiators. Coving to the ceiling.

### Kitchen

14' 8" x 9' 5" (4.465m x 2.865m) maximums

Offering a blank canvas for a buyer to come in and make their own mark. Currently offering a range of wall and base units with work surfacing but which do require replacement. Splashback tiling. Plumbing for a washing machine. Central heating radiator. Two small wall cupboards.

### First Floor Landing

Loft access with pull down ladder.

### Bedroom One

12' 1" x 11' 1" (3.691m x 3.382m) max

uPVC double glazed window to the rear elevation. Central heating radiator. Door to ensuite.

### Ensuite Bathroom

7' 7" x 4' 6" (2.308m x 1.381m)

Equipped with a panelled bath, pedestal wash hand basin and a w.c. Central heating radiator. uPVC double glazed window.



### Bedroom Two

11' 11" x 8' 11" (3.623m x 2.727m)

uPVC double glazed window to the front elevation. Central heating radiator.

### Bedroom Three

13' 4" plus recess x 7' 9" (4.060m x 2.371m)

uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobe area.

### Bedroom Four

10' 26' 3" x 7' 0" (3.056m x 2.123m) max

uPVC double glazed window to the front elevation. Central heating radiator. Built in cupboard over the stair bulk head.

### Family Bathroom

8' 4" x 7' 3" (2.552m x 2.221m) max

uPVC double glazed window to the rear elevation. Fitted with a panelled bath, w.c and wash hand basin. Central heating radiator. Down lighting.

### Outside

The property offers gardens to the front and rear elevations, along with driveway creating off road parking to the front leading to a garage/carport.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

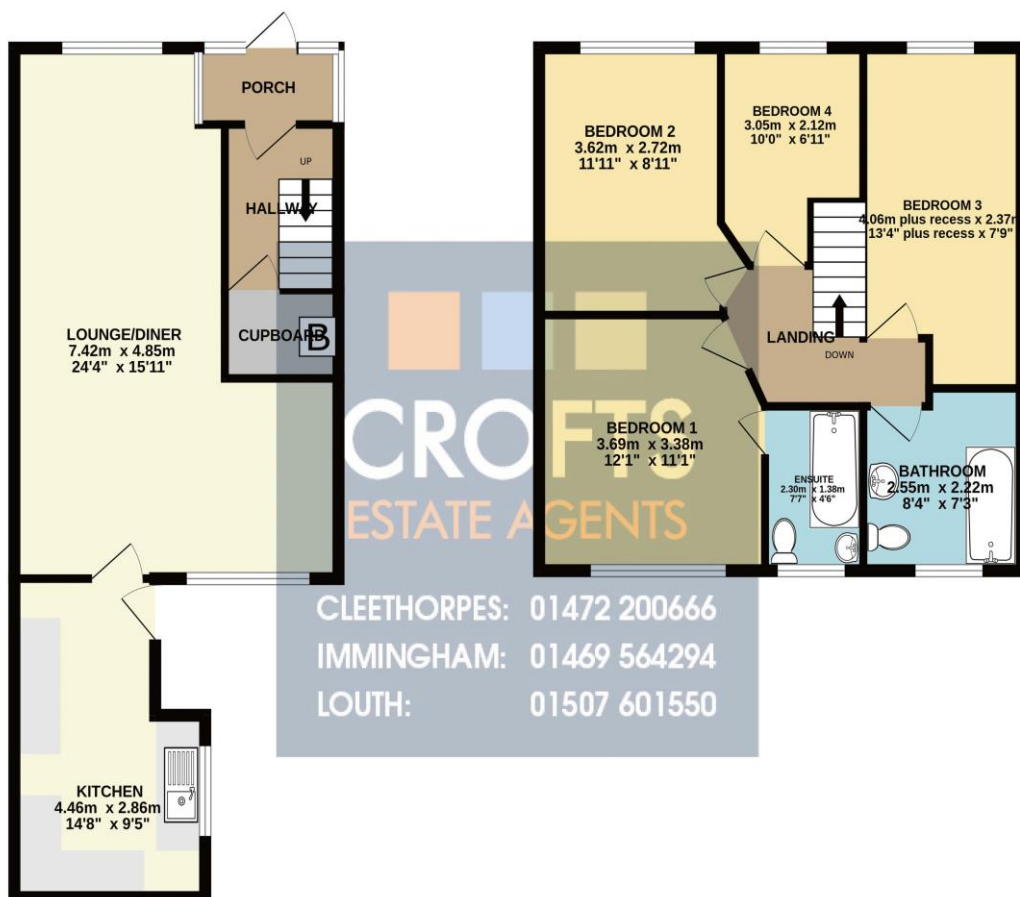
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN**



GROUND FLOOR  
47.3 sq.m. (509 sq.ft.) approx.

1ST FLOOR  
52.8 sq.m. (568 sq.ft.) approx.



TOTAL FLOOR AREA: 100.1 sq.m. (1077 sq.ft.) 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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