







## Property Description

A character Victorian terrace house situated in a much sought after residential area. This delightful terraced property is ideal for a first time buyer or an investor. The property benefits from two good sized double bedrooms, lounge with feature fireplace and dining kitchen with ground floor fully fitted bathroom. There is a basement cellar for further storage, and the property benefits from having low maintenance front and rear gardens, with private access at the rear.

## Approach

Private low maintenance walled garden with block paved path leading to front door.

## Lounge

12' 7" maximum x 10' 10" ( 3.84m maximum x 3.30m )

Window to front, feature fireplace with surround, radiator and door to;

## Kitchen

15' 9" maximum x 9' 11" maximum ( 4.80m maximum x 3.02m maximum )

Fitted with base units and complimentary work surfaces over, inset sink with drainer and rear tiled splashback. Appliances to include a freestanding gas cooker with hob, space for tall fridge freezer and space and plumbing for washing machine. Window to rear and door leading out to garden space. Further storage provided under staircase rising to the first floor, is the access to the cellar.

## Cellar

Basement cellar storage area with restricted height.

## Family Bathroom

Fitted with a white suite comprising of a low-level w/c, pedestal hand wash basin and bath with shower head over. Obscure glazed window to rear and fitted radiator.

## Landing

Staircase rising from ground floor, access into loft space, doors to;

## Bedroom One

12' 7" maximum x 10' 10" ( 3.84m maximum x 3.30m )

Window to front and radiator.

## Bedroom Two

9' 8" maximum x 9' 2" ( 2.95m maximum x 2.79m )

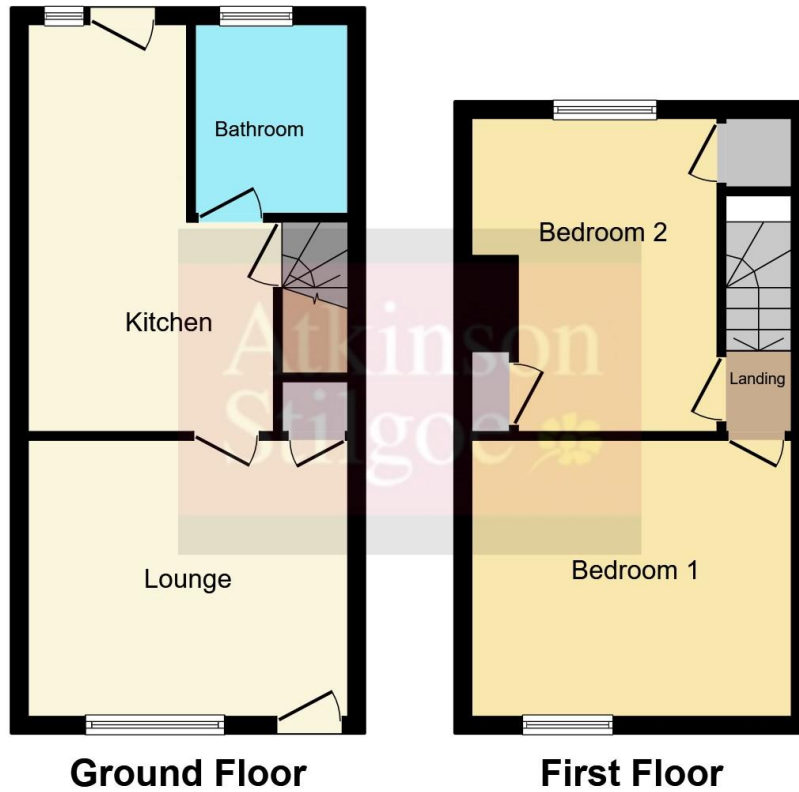
Window to rear, radiator, cupboard housing boiler and further cupboard space into recess providing shelving.

## Rear Garden

Tiered low maintenance rear garden with paved path and steps up to stone and decking areas, double gates to rear.







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**EPC Rating: D**

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Tenure: Freehold



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