



ESTATE AGENTS

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**Offers In Excess Of £310,000**

PCM Estate Agents are delighted to offer for sale an opportunity to secure this UNIQUE and very much INDIVIDUAL, TWO DOUBLE BEDROOM DETACHED VICTORIAN HOUSE located within easy reach of local amenities and schooling establishments. Offering lots of POTENTIAL FOR IMPROVEMENT, occupying a relatively central position on its own plot with GARDENS off the FRONT AND REAR.

Step inside via the entrance porch onto a spacious hallway, from here you can transition seamlessly into a DUAL ASPECT LOUNGE-DINER, separate KITCHEN-BREAKFAST ROOM and CONSERVATORY. Upstairs off the landing there are TWO LARGE DOUBLE BEDROOMS and a SHOWER ROOM with a separate wc. The property is IN NEED OF MODERNISATION but offers potential for improvement and retains a lot of its ORIGINAL PERIOD FEATURES including an OPEN FIRE in the dual aspect lounge-diner and a further fireplace in the kitchen-breakfast room with a WOOD BURNER. The property has SECURE FRONT AND REAR GARDENS with gated side access connecting the two areas of outside space.

We highly recommend a viewing for this unique and individual VICTORIAN DETACHED HOUSE, please call the owners agents now to book your viewing.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Leading to:

#### **PORCH**

Further wooden partially glazed door opening to:

#### **SPACIOUS ENTRANCE HALL**

Solid wood staircase rising to upper floor accommodation, under stairs recessed area, double radiator, dado rail, two leaded light wooden framed windows to front aspect, doors opening to:

#### **LOUNGE-DINER**

18'7 into bay x 12'2 (5.66m into bay x 3.71m)

Dual aspect room with UPVC double glazed bow window to rear aspect, two wooden framed leaded light windows to side aspect, two radiators, open fireplace.

#### **KITCHEN-BREAKFAST ROOM**

13'7 x 13' (4.14m x 3.96m)

Part tiled walls, tiled flooring, radiator, exposed brick fireplace with wood burner, fitted with a range of matching eye and base level cupboards and drawers with worksurfaces over, electric hob with waist level oven and grill, inset one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, wall mounted boiler, walk in pantry style cupboard with window and also housing the consumer unit for the electrics, dual aspect room with a wooden framed obscured glass window to side, further wooden framed window and door to rear aspect providing access onto:

#### **CONSERVATORY**

13'5 x 8'6 (4.09m x 2.59m)

Tiled flooring, windows to both side and rear elevations having pleasant views onto the garden and sliding patio door to the side aspect providing access onto the garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, wall mounted thermostat control for gas fired central heating, large storage cupboard with radiator, large picture window to front aspect being leaded light with obscured glass/ coloured glass.

#### **BEDROOM ONE**

18'3 into bay x 12' (5.56m into bay x 3.66m)

Dual aspect with wooden framed single glazed windows to side and UPVC double glazed window to rear, two radiators, built in wardrobe.

#### **BEDROOM TWO**

13';4 x 9'6 (3.96m;1.22m x 2.90m)

Picture rail, radiator, built in wardrobe, UPVC double glazed window to rear aspect.

#### **SHOWER ROOM**

Tiled walls, wood effect laminate flooring, radiator, walk in corner spa style shower, pedestal wash hand basin, wall mounted vanity unit, double glazed window to side aspect.

#### **SEPARATE WC**

With wc, part tiled walls, tile effect laminate flooring, window with obscured glass to side aspect.

#### **OUTSIDE - FRONT**

Area of hard-standing with off road parking, gated access to the front garden which is mainly laid to lawn with mature plants and shrubs, fully fenced with summer house and mature trees, gated access to the rear garden. There is also an area of concrete outside the front of the property providing the potential for off road parking, subject to planning permission for the dropped kerb.

#### **REAR GARDEN**

Stone patio abuts the property, there is a raised fish pond with sections of lawn, fenced boundaries, gated access to front, wooden pergola, outside water tap, further patio area leading to:

#### **TIMBER OUTBUILDING**

15'8 x 15'4 (4.78m x 4.67m)

With power and light that could be used for a garden room/ gym or studio, windows and doors.

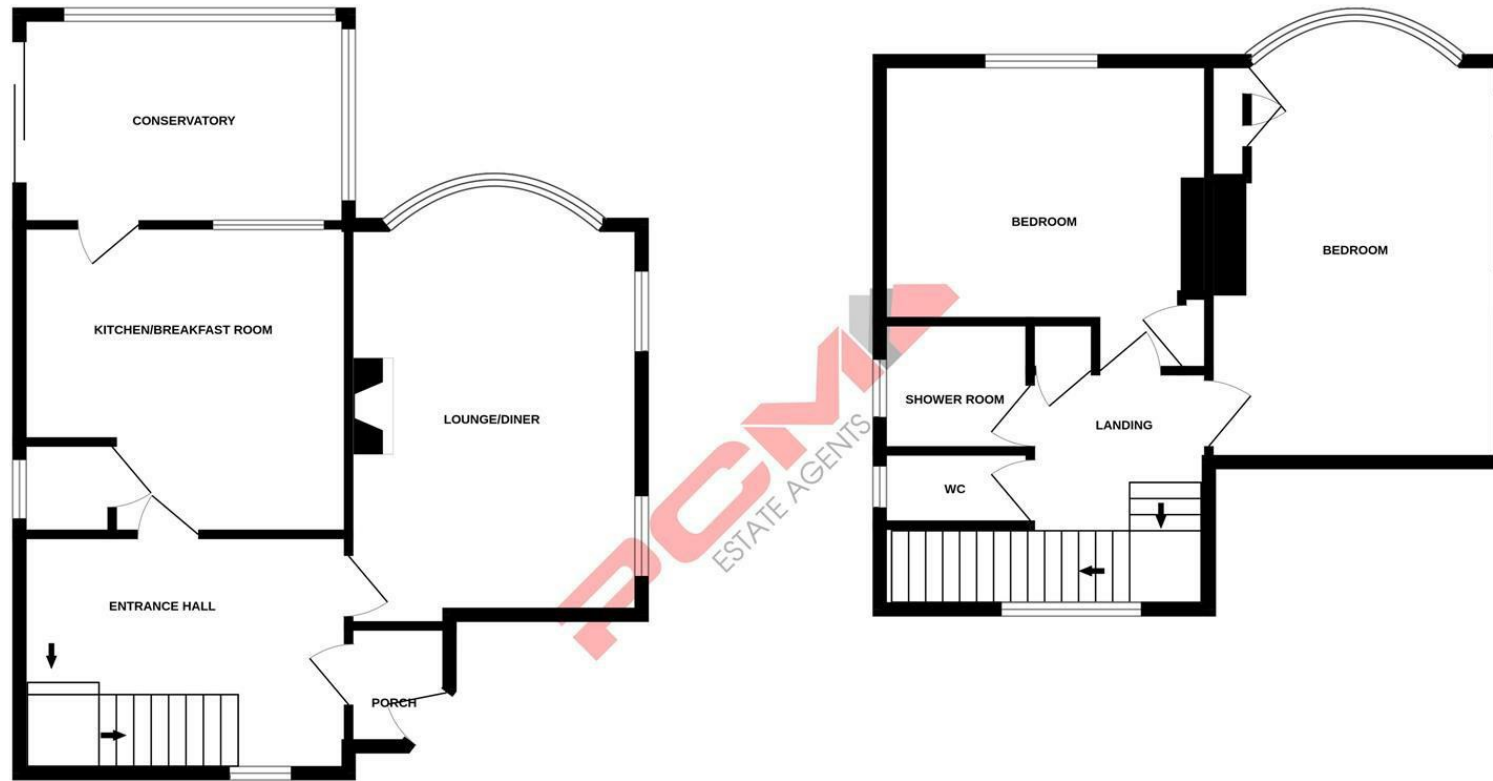
This outbuilding is divided into two areas with a connecting door.

Council Tax Band: C



GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.