



## Victoria Street, NN14 2LX

- Two bedrooms (One Double/One Single)
- Rear Garden
- Gas central heated

PRICE  
£162,500  
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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PRICE £162,500 FREEHOLD

\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE Two bedrooms (One Double/One Single) Terrace house with garden to rear. Entrance into Lounge, inner lobby and separate dining/sitting room, kitchen and rear porch/utility. Basement area. Landing to bathroom and two bedrooms. Gas central heated.

ENTRANCE

Wood panelled door opening into Lounge/Sitting Room

LOUNGE/SITTING ROOM

11'4" x 11'11" (3.46m x 3.64m )  
Having window to front, radiator, wood burner with stone surround, beamed ceiling and opaque glazed door to Inner Hall

INNER HALL

Having staircase raising to first floor landing and doorway to Separate Dining Room

DINING ROOM

12'0" x 11'11" (3.68m x 3.64m )  
Having window to rear (Porch/Utility) and door with stairway descending to Basement, doorway to Kitchen ARea

KITCHEN

9'1" x 5'7" (2.77m x 1.72m )  
Offering a basic range of high and base level cupboard units, tiled worktops and sink, doorway to Rear Porch/Utility and window to rear

REAR PORCH/UTILITY

9'10" x 6'10" (3m x 2.10m )  
Offering outlook access to rear garden, additional appliance space to include plumbing for automatic washing machine

LANDING

Having doors to Two Bedrooms and Bathroom

BEDROOM ONE

9'10" x 10'6" to front of wardrobe (3m x 3.22m to front of wardrobe )  
Having window to front, radiator and over stairs cupboard

BEDROOM TWO

11'5" x 6'4" (3.48m x 1.94m )  
Having window to rear and radiator, recess for wardrobe

BATHROOM

Modern suite comprising panelled bath, pedestal wash hand basin and Wc, opaque window to rear and radiator

OUTSIDE REAR

Shared pathway down to garden area having shed



call to view 01536 418100

