



Ground Floor

Entrance Hall

Kitchen/Diner
4.39m (14'5") x 3.36m (11')

Lounge
5.31m (17'5") x 2.84m (9'4")

First Floor

Landing

Bedroom 1
3.66m (12') x 3.06m (10')

Bedroom 2
3.62m (11'11") x 2.41m (7'11")

Bedroom 3
2.66m (8'9") x 2.15m (7'1")

Bathroom

WC

Outside

The front garden is laid to lawn and planted with flowers, shrubs and bushes. A brick built store is located by the front door. The enclosed south facing rear garden is also mainly laid to lawn and benefits from a patio seating area. There is also an additional brick built storage shed in the rear garden

and off road parking.

Further Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: B
The property was recently let out for £1200pcm which provides a rental yield in excess of 5.25%

Agents Note

1. The property is owned by an employee of Ellis Winters.
2. Marketing photos were taken before tenant moved into the property in 2022. New photos will be taken shortly when tenant moves out.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

A good sized three bedroom terraced home offered with No Forward Chain.

With no forward chain, this property presents a fantastic opportunity for first-time buyers looking to step onto the property ladder or for savvy investors seeking a lucrative buy-to-let opportunity.

Accommodation includes a spacious reception room, ideal for entertaining guests or simply relaxing after a long day and three generously sized bedrooms, providing plenty of space for a growing family or for those in need of a home office or hobby room. The remainder of the accommodation includes a kitchen/diner, separate entrance hall, and a first floor bathroom.

The property also benefits from a modern boiler installed in 2022, off road parking and an enclosed south facing rear garden, offering a lovely outdoor space where you can enjoy the sunshine and host summer gatherings with friends and family.

A viewing is essential to fully appreciate the space offered with this freehold home.

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