

HARWOOD

THE ESTATE AGENT

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14 Granville Street, St Georges TF2 9JS



£ 1 2 9, 9 5 0 region

This traditional two-bedroom terraced cottage, located in the heart of St Georges, offers plenty of character and excellent potential for modernisation. The property would be ideal for a first-time buyer or investor seeking a home with scope to improve and add value. The ground floor features a spacious lounge/dining area, providing a central living space, along with a kitchen and a ground floor wet room for added convenience. Upstairs, there are two well-proportioned bedrooms. Externally, the property benefits from a generous low maintenance rear garden with a patio area, providing an ideal space to relax or entertain once updated. Situated within walking distance of local amenities, schools, and public houses, this cottage combines a traditional layout with the opportunity to create a lovely home in a well-connected and popular area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		





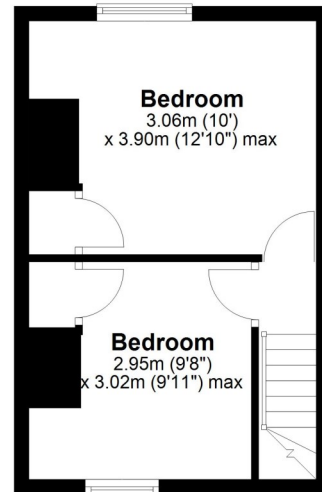
Ground Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.3 sq. feet)



Total area: approx. 61.1 sq. metres (657.5 sq. feet)

Tenure Freehold **Council tax** Band A

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 21st October 2025