



**Clock View Street,**

**£125,000**

\*\* THROUGH TERRACE \*\* THREE BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\*

\*\* IDEAL FOR FTB/INVESTOR \*\* OVER THREE FLOORS \*\* REAR YARD \*\*

A fantastic opportunity for a first time buyer or investor to purchase this stone built through terrace. Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance, lounge, modern fitted kitchen, basement cellar, one first floor bedroom and modern white house bathroom. On the second floor there are two further bedrooms.

To the outside there is an enclosed garden to the rear.



## Entrance

## Lounge

13'10" x 15'10" (4.24m x 4.85m )

Radiator.



## Dining Kitchen

13'9" x 7'9" (4.19m" x 2.36m")

Modern white high gloss kitchen having a range of wall and base units incorporating stainless steel sink unit & drainer, electric oven, induction hob, extractor, plumbing for auto washer, radiator and upvc door leading to rear garden.

## Cellar

Useful storage.



## First Floor Landing

Radiator.

## Bedroom One

13'9" x 8'5" (4.19m" x 2.57m")

Radiator.



## Bathroom

Modern three piece suite comprising panel bath with shower over & screen, low flush wc, pedestal wash basin and radiator.



## Second Floor Landing

## Bedroom Two

16'8" x 6'1" (5.08m" x 1.85m")

Radiator.

## Bedroom Three

9'6" x 7'3" (2.90m" x 2.21m")

Radiator.



## Exterior

To the rear there is a small decked and patio garden.

## Tenure

FREEHOLD.

## Council Tax Band

A

## Personal Interest

Please note: This property is owned by a member of Sugdens staff.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			81
(69-80) C			
(55-68) D			50
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		