



'WOW factor character home'

This outstanding traditional character property has recently been lovingly modernized and extended whilst maintaining and restoring the original features to give the stunning accommodation on offer. All of this on offer in the highly sought after Old Quarter.

The property itself comprises of parking area, both to the rear and gated within the garden. Entrance hall, two reception rooms, extended kitchen/diner and downstairs cloakroom. To the first floor are three spacious double bedrooms and house bathroom. Finally a two part cellar, as well as immaculately presented garden.

For further information or to arrange your viewing contact the office.

#### Approach

Parking to rear for a number of cars, walls surround front and gated path leads to:

#### Entrance Hall

Door to front, central heating, stairs rising to first floor accommodation, tiled flooring and cellar off

#### Reception One

13'5" max x 14'1"

Double glazed window to front and central heating radiator

#### Reception Two

11'1" x 11'5"

Double glazed bay window to front, log burner and central heating radiator

#### Kitchen

16'0" max 12'9" min x 19'4"

Bi fold doors to rear, skylights, double glazed windows, feature fireplace, range of wall and base units with work surface over incorporating sink with mixer tap and heated tiled flooring

#### Cloakroom

Low level w.c, central heating radiator, wash hand basin with mixer tap, tiled floor and splash backs



#### Landing

Access to loft space, central heating radiator and doors off

#### Bedroom One

13'9" max x 18'4"

Double glazed windows to front and central heating radiator

#### Bedroom Two

11'1" x 11'5"

Double glazed window to front and central heating radiator

#### Bedroom Three

8'10" x 11'5"

Double glazed window to rear and central heating radiator

#### Bathroom

Shower, bath with mixer tap, heated towel rail, low level w.c, tiled splash backs, double glazed windows to rear and extractor fan

#### Cellar One

13'9" x 13'9"

With central heating radiator

#### Cellar Two

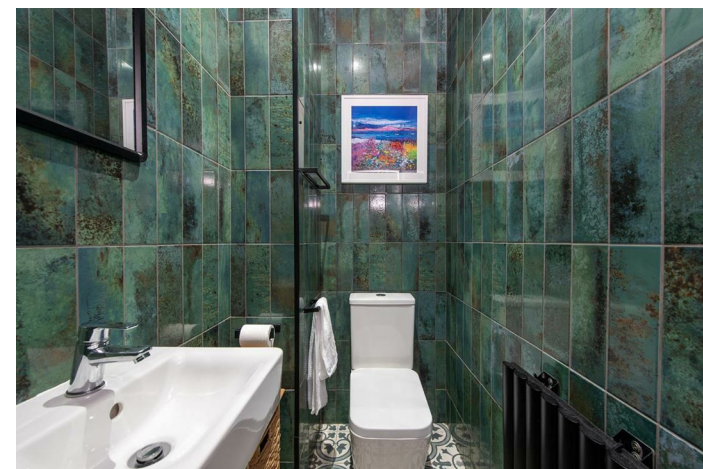
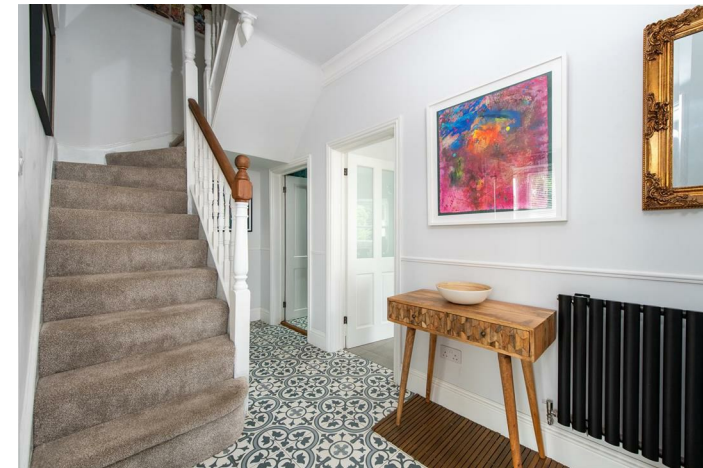
11'1" x 10'9"

#### Rear Garden

Slab patio steps down to gated parking area, lawn and gravel seating space

#### Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.



#### Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

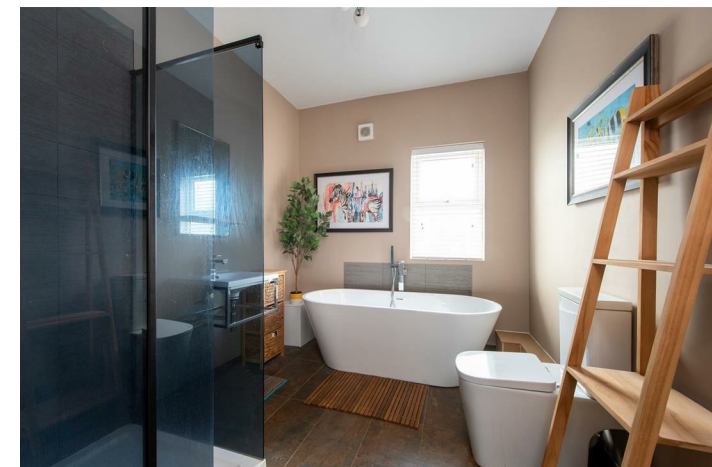
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

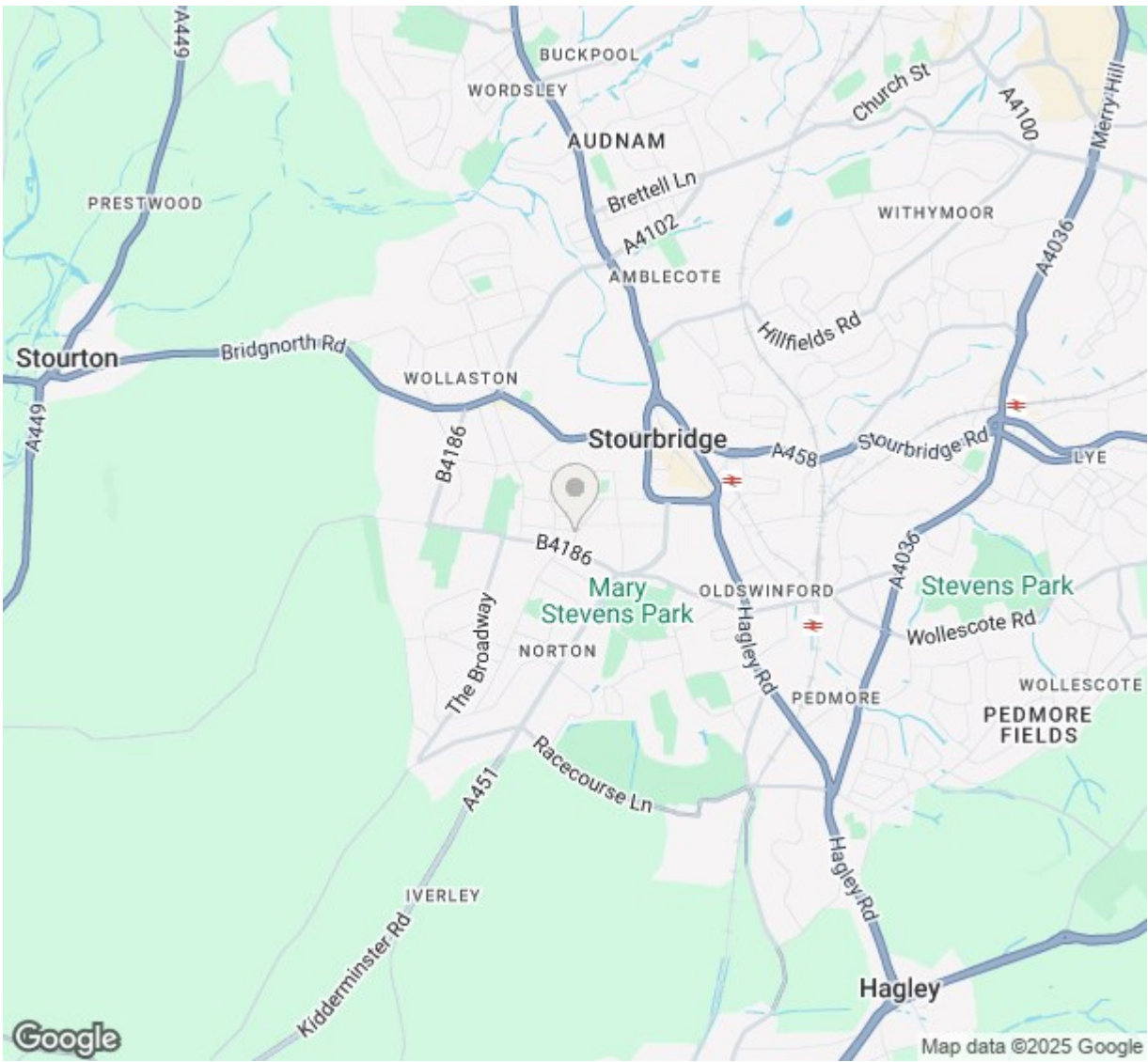
The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

#### Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### Council Tax Band B









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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	



**IMPORTANT NOTICE** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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