



## Duke Street, Offers over £100,000

- Council Tax B
- Chance to add your own stamp
- Ideal project
- Sought after location
- Good size rear garden
- EPC Rating: Awaited



 3  1  2



## About the property

Discover the potential of this delightful 3 bedroom mid terraced home, nestled in a friendly neighbourhood. Boasting a spacious layout, this property offers the perfect canvas for those looking to create their dream home. The ground floor features an open planned living/dining area, good size kitchen leading to a spacious garden. The first floor features a family bathroom and three good size bedrooms. This property would be an ideal investment or first time buyer with someone looking to add their own stamp. Viewings are now going a head, please call 01656 736136 to arrange yours today.



## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that 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 part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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