



## Park Square, offers in excess of £240,000

- Larger Than Average
- Off Road Parking
- Large Basement
- Low Maintenance Garden
- City Centre
- Council Tax Band - D
- EPC Rating: D



 3  2  1



## About the property

Situated in a sought-after urban area, this charming end of terrace property is now available for sale. Boasting historical features and a strong local community, this home offers a blend of character and convenience.

Upon entering, you are greeted by a spacious open-plan layout with high ceilings and large windows in the reception rooms, creating a bright and airy atmosphere. The property features two reception rooms, ideal for entertaining guests or relaxing with the family.

The modern kitchen comes equipped with all necessary appliances, perfect for whipping up delicious meals. The property comprises three double bedrooms, with the master bedroom benefiting from an en-suite bathroom and plenty of natural light. Additionally, there is an original attic bedroom with unique charm.

In total, there are two bathrooms, including a large family bathroom and a bathroom with a double shower cubicle. Outside, the property includes a garden, parking space, a large basement, and original attic bedroom, adding to the appeal of this home.

With its proximity to public transport links, local amenities, and nearby parks, this property is ideal for families and couples looking for a comfortable and well-maintained residence in a vibrant community.



## Accommodation

### Entrance

### Living Room

14' 8" x 14' 1" ( 4.47m x 4.29m )

### Dining Room

11' 7" x 12' 3" ( 3.53m x 3.73m )

### Kitchen

9' 8" x 7' 7" ( 2.95m x 2.31m )

### Utility Room

6' 3" x 7' 5" ( 1.91m x 2.26m )

### Bedroom One

10' 7" x 12' 3" ( 3.23m x 3.73m )

### Ensuite

### Bedroom Two

10' 6" x 11' 3" ( 3.20m x 3.43m )

### Bedroom Three

16' 6" x 10' 8" ( 5.03m x 3.25m )

### Bathroom

### Basement

16' 5" x 29' 2" ( 5.00m x 8.89m )

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## Floorplan



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