



## Wessex Street, £320,000

- COUNCIL TAX BAND E
- NO ONWARDS CHAIN
- DETACHED GARAGE
- TWO RECEPTION ROOMS
- DOUBLE BAY FRONTED
- CLOSE TO LOCAL AMENITIES
- GOOD TRANSPORT LINKS
- CLOSE TO SHOPS, CAFES AND PARKS
- EPC Rating: D



 3  1  2





## About the property

A traditional double bay fronted three bedroom end terrace home in a sought after location with easy access to the city centre and many local amenities. Further benefiting from entrance hall, separate lounge and dining room, fitted kitchen, family bathroom, three good size bedrooms and rear garden,

## Accommodation

### Entrance Hall

Enter the property through UPVC double glazed door into hallway with carpet flooring, radiator, staircase to first floor and access to all ground floor rooms.

### Lounge

13' 1" x 12' 7" ( 3.99m x 3.84m )

Carpet flooring, electric fireplace, chimney breast, radiator and UPVC double glazed bay window to front.

### Dining Room

13' 1" x 12' 4" ( 3.99m x 3.76m )

Carpet flooring, fireplace, chimney breast, radiator and UPVC double glazed window to rear.

### Kitchen

20' 3" x 11' 1" ( 6.17m x 3.38m )





A range of matching wall and base units with heat resistance work surfaces, incorporating a stainless steel sink unit with mixer tap and drainer, space for washing machine, free standing oven, vinyl flooring, UPVC double glazed door to side onto rear garden and UPVC double glazed window to side and rear.

### Landing

Carpet flooring and access to all first floor rooms.

### Bedroom One

14' 7" x 11' 8" ( 4.45m x 3.56m )

Carpet flooring, radiator, chimney breast and UPVC double glazed bay window to front.

### Bedroom Two

12' 7" x 12' 1" ( 3.84m x 3.68m )

Carpet flooring, radiator and UPVC double glazed window to rear.

### Bedroom Three

9' 1" x 7' 2" ( 2.77m x 2.18m )

Carpet flooring, radiator and UPVC double glazed window to front.

### Bathroom

A three piece suite comprising of a low level WC, pedestal wash hand basin, shower cubicle with pivot door, partly tiled walls, carpet flooring and UPVC double glazed frosted window to rear.

### Outside Of The Property

To the front of the property is an enclosed gated patio area with plants and shrubs and pathway to front door. To the rear of the property is a private and enclosed rear garden which is very low maintenance with a patio area and access to the detached garage. The detached garage is also accessible from the lane to the side of the property and the garage has wooden bi-foild doors.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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