



## Shangri-La Station Terrace, offers in excess of £450,000

- DETACHED GARAGE \*POTENTIAL TO BE FULL ANNEX\*
- LARGER THAN AVERAGE PLOT
- DRIVEWAY AND PARKING FOR APPROX. 10 VEHICLES
- POTENTIAL TO DEVELOP BUNGALOW
- EXCLUSIVE AREA
- EPC Rating: E



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## About the property

Larger than average plot. Development opportunity. Parking for approx. 10 vehicles. Exclusive area. Detached garage with potential to convert to full annex.

## Accommodation

### Entrance Hall

UPVC front entrance door, tiled flooring, power points, storage heater, loft hatch.

### Lounge

23' 11" x 10' 9" ( 7.29m x 3.28m )

TV point, power points, radiator, tiled flooring, window to front and side, storage heater, patio doors.

### Kitchen

12' x 8' 6" ( 3.66m x 2.59m )

Matching wall and base units, sink, drainer and mixer tap. Space for utilities.

### Bedroom One

11' 10" x 11' 10" ( 3.61m x 3.61m )

Tiled flooring, power points, storage heater, window to rear.



## Bedroom Two

11' 9" x 8' 8" ( 3.58m x 2.64m )

Tiled flooring, power points, storage heater, window to front.

## Bathroom

Comprising W.C., wash hand basin and bath with overhead shower. Tiled flooring, storage heater, window to front.

## Outside

### Garage

17' to pitch x 18' ( 5.18m to pitch x 5.49m )

With electric power and light, electric door.

### Store

15' x 5' 6" ( 4.57m x 1.68m )

Located to the rear of the garage.

01446 733224

barry@peteralan.co.uk

## 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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