



## Atlantic Place, £225,000

- LARGE PLOT TO FRONT, SIDE & REAR
- POTENTIAL TO EXTEND / DEVELOP
- MUST VIEW TO APPRECIATE PLOT SIZE
- UNIQUE TO THE AREA
- NO ONGOING CHAIN
- EPC Rating: F



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## About the property

Large plot to front, side and rear. Must be viewed to appreciate scale of plot and the potential to develop. Being sold with no ongoing chain. Garage in separate block.

## Accommodation

### Entrance Hall

Storage cupboard, wood block floor, power points, stairs to first floor.

### Lounge

26' Max x 12' 8" Max ( 7.92m Max x 3.86m Max )

Wood block floor, power points, tv point, bay to front, door to rear garden.

### Kitchen

9' 1" x 8' 11" ( 2.77m x 2.72m )

### Landing

Airing cupboard, carpet, loft hatch (insulated).





### Bedroom One

12' 5" Max x 10' 11" Max ( 3.78m Max x 3.33m Max )

Carpet, power points, window to rear.

### Bedroom Two

11' 8" Max x 9' 11" Max ( 3.56m Max x 3.02m Max )

Solid Birchwood flooring, power points, window to front.

### Bedroom Three

8' 1" x 7' 7" ( 2.46m x 2.31m )

Laminate floor, power points, window to front.

### Bathroom

W.C, wash hand basin, bath with over head shower, tiled areas, window to rear.

### Front Garden

Laid to lawn, flower beds, trees and shrubs, side access to rear. \*POTENTIAL TO CREATE OFF ROAD PARKING\*

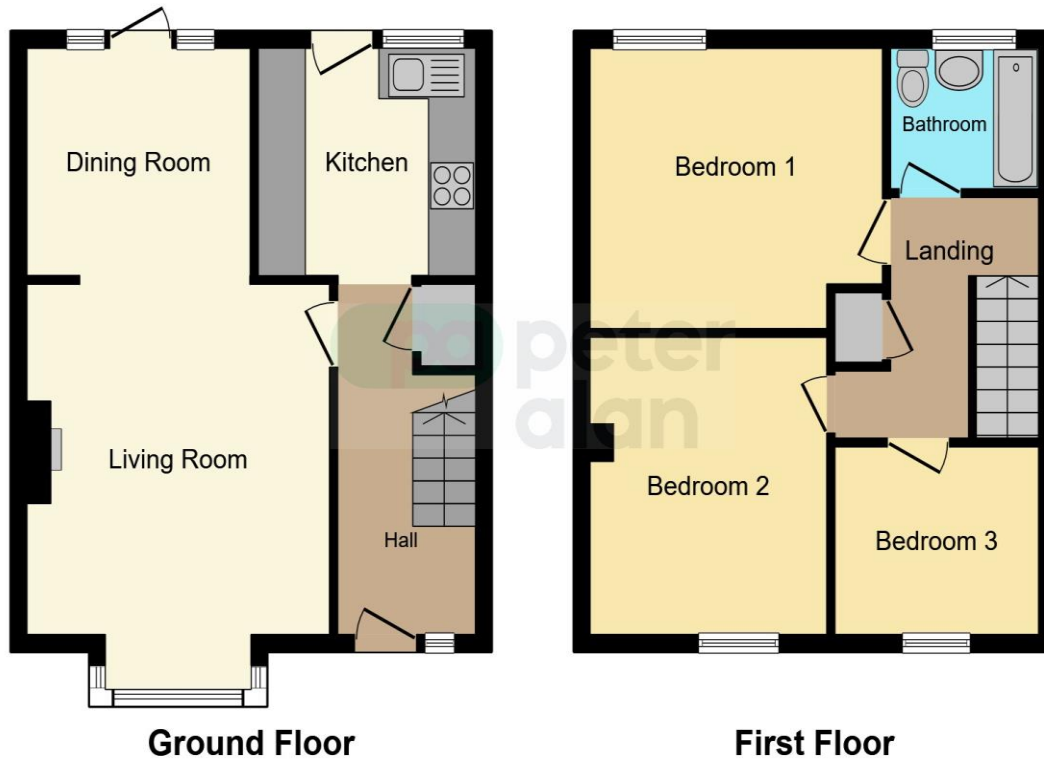
### Rear Garden

LARGE PLOT TO SIDE AND REAR. Potential to extend property. Potential to build garden room/ office/ garage. \*Stpp\*

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## Floorplan



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