



St. Pauls Avenue, £210,000

- POTENTIAL TO DEVELOP PLOT TO REAR
- POTENTIAL TO CONVERT BASEMENT
- NO ONGOING CHAIN
- DOUBLE BEDROOMS
- SPACIOUS LIVING AREAS
- Council Tax Band - E
- EPC Rating: D



 2  1  3



About the property

POTENTIAL TO DEVELOP PLOT TO REAR - POTENTIAL DEVELOP BASEMENT TO ANNEX *stpp*. Close to local amenities; West End high street boutique shops, popular school catchment, train station, link roads leading to M4 corridor, parks and beaches.

Accommodation

Entrance Hall

uPVC door, carpet, power points.

Living Room

15' x 11' 4" (4.57m x 3.45m)

T.V. point, power points, radiator, carpet, window to rear aspect with SEA VIEWS.

Kitchen/ Diner

18' 8" Max x 11' (5.69m Max x 3.35m)

Matching wall and base units with complimentary work tops over, inset sink with drainer and mixer tap, space for utilities, power points, radiator, window to rear.



Bedroom One

15' 3" Max x 11' 7" (4.65m Max x 3.53m)

Carpet, power points, radiator, bay window to front.

Bedroom Two

12' 2" Max x 11' 7" (3.71m Max x 3.53m)

Carpet, power points, radiator, bay to front.

Shower Room

W.C, wash hand basin, shower cubicle, tiled walls, radiator, window to front.

Basement

19' 11" Max x 11' 1" Max (6.07m Max x 3.38m Max)

POTENTIAL TO CREATE ANNEX Door to rear garden, carpet, boiler, sink with drainer and mixer taps, window to rear.

Basement W.C

W.C, carpet, window to rear.

Basement Reception Room

14' 6" x 11' 2" (4.42m x 3.40m)

POTENTIAL TO CONVERT TO ANNEX Carpet, power points, radiator, window to rear.

Outside

To The Front

POTENTIAL TO CREATE PARKING. Court yard, side access to rear.

To The Rear

LARGER THAN AVERAGE PLOT - POTENTIAL TO DEVELOP. Patio area, outside tap, side access to front.

Floorplan



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