



## Phillips Street, New

**£50,000**

- Cash buyers only
- Ideal renovation project opportunity
- Close to local amenities
- Near public transport links
- No chain
- EPC Rating: D



2 1 1





## About the property

Presenting for sale, a two-bedroom, end of terrace house in need of renovation. This charming property boasts a wealth of potential and is the perfect opportunity for buyers looking to put their own stamp on a home.

The property comprises a reception room, kitchen, two bedrooms, and a bathroom. The reception room offers ample space for relaxation and socialising. The kitchen, although in need of an update, has potential to become a truly delightful cooking space. The two bedrooms provide comfortable living quarters, and the bathroom, whilst requiring modernisation, has plenty of scope to become a tranquil, private sanctuary.

Despite its need for renovation, the property achieves an EPC rating of 'D', indicating a moderate level of energy efficiency. The house falls within council tax band 'A', offering affordable annual rates.

One of this property's key selling points is its location. It is conveniently situated near public transport links, ensuring easy access to surrounding areas. A variety of local amenities are within a short distance, offering everything from groceries to entertainment options. Furthermore, walking routes are close by for those who enjoy a peaceful stroll in their leisure time.





## Accommodation

### Entrance

### Lounge

20' 3" Max x 10' 8" Max ( 6.17m Max x 3.25m Max )

### Kitchen

8' 7" x 9' 10" ( 2.62m x 3.00m )

### Stairs To First Floor Landing

### Bedroom One

13' 8" x 9' 2" ( 4.17m x 2.79m )

### Bedroom Two

10' 2" x 8' 3" ( 3.10m x 2.51m )

### Outside

01495 231199

blackwood@peteralan.co.uk

## Floorplan

## Important Information

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