



## Park Terrace, £120,000

- council tax band B
- Mid Terrace
- Two Bedroom
- Potential for Third Bedroom
- Enclosed Rear Garden
- EPC Rating: D



2 1 1



## About the property

We are pleased to offer for sale this two bedroom mid terrace. Convenient for the city centre, local amenities and local transport. Accommodation comprises entrance porch, living/ dining room and kitchen on the ground floor. Moving to the first floor there is two good sized bedrooms and a family bathroom. Furthermore, to the second floor there is a loft space which has the potential to be converted into a third bedroom, subject to planning permission. The property also benefits from an enclosed rear garden and gas combi heating. Internal viewing is essential to appreciate this family home.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge/ Dining Room

15' 5" Max x 22' 7" Max ( 4.70m Max x 6.88m Max )

#### Kitchen

14' 6" x 10' 1" ( 4.42m x 3.07m )

#### Shower Room



## First Floor

### Landing

### Bedroom One

13' 1" x 8' 6" ( 3.99m x 2.59m )

### Bedroom Two

9' 7" x 9' 5" ( 2.92m x 2.87m )

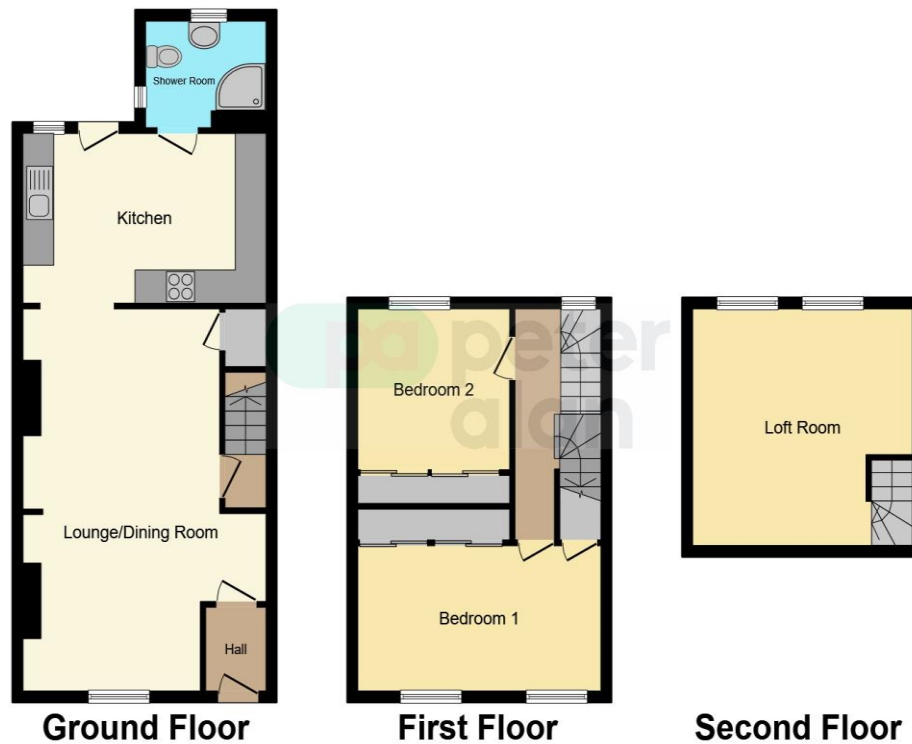
## Second Floor

### Loft Space

14' Max x 14' 3" Max ( 4.27m Max x 4.34m Max )

### Rear Garden

## Floorplan



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