



## Ravenhill Road, offers over £120,000

- Council Tax Band - B
- EPC rating - D
- Ample living space
- Highly sought-after location
- Private garden
- Rear Access
- EPC Rating: D



3 1 2



## About the property

We are delighted to present this charming 3-bedroom terraced house, situated in a highly sought-after location. Boasting close proximity to local amenities and nearby parks, this property offers an ideal opportunity for first-time buyers, investors, and families alike.

The property consists of two welcoming reception rooms, offering plenty of space for relaxation and entertainment. A single kitchen presents an opportunity for the new owners to design a culinary space to their liking. The three bedrooms and a bathroom provide ample living and personal space for a family. An added benefit of this property is the garden, a unique feature that offers a private outdoor space for the occupants to enjoy.

As for practicalities, the property falls under council tax band B and has an EPC rating D, indicating that there is room for energy efficiency improvements.

This house offers a fantastic opportunity to acquire a property in a most desirable location and transform it into a perfect family home or a lucrative investment. Viewing is highly recommended to truly appreciate the potential of this property.





# Accommodation

<b>Lounge 1</b>	15' 9" x 6' 9" ( 4.80m x 2.06m )
9' 2" x 11' 7" ( 2.79m x 3.53m )	
<b>Lounge 2</b>	
12' x 12' 4" ( 3.66m x 3.76m )	
<b>Kitchen</b>	
13' x 10' ( 3.96m x 3.05m )	
<b>Hall</b>	
18' 1" x 4' 5" ( 5.51m x 1.35m )	
<b>Bedroom1</b>	
9' 8" x 15' 6" ( 2.95m x 4.72m )	
<b>Bedroom 2</b>	
12' 8" x 8' 6" ( 3.86m x 2.59m )	
<b>Bedroom 3</b>	
7' 2" x 10' 4" ( 2.18m x 3.15m )	
<b>Bathroom</b>	
6' 4" x 7' 2" ( 1.93m x 2.18m )	
<b>Landing</b>	

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## Floorplan



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## Important Information

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