



Shirley Road, £440,000

- Investment opportunity
- Two separate flats
- two kitchens
- rear garden
- on street parking
- EPC Rating: D



 4  2  1



About the property

Investment opportunity new to the market this four bedroom property offers so much potential currently being used as two separate flats. To the both floors there are two bedrooms lounge diner, kitchen and bathroom. This property is located in a popular location close to local amenities and transport

Entrance

Enter in to hallway with carpeted flooring, plain walls and ceiling, radiator and doors leading to two bedrooms under stairs, storage, and lounge diner kitchen

Reception Room

14' 3" x 11' 7" (4.34m x 3.53m)

With laminated flooring plain walls and ceiling, radiator and bay window to front aspect

Reception Room Two

13' 11" x 10' 7" (4.24m x 3.23m)

Carpeted flooring, plain walls and ceiling, radiator and window to rear aspect

Accommodation

Lounge Diner

19' 4" x 11' 3" (5.89m x 3.43m)

With laminated flooring throughout, two radiators plain walls and ceiling with inset spotlights, and two Upvc double glazed window to rear aspect

Kitchen

11' 3" x 8' 9" (3.43m x 2.67m)

Located to the rear aspect of the property with a range of matching wall and base units, incorporating worktop space, stainless steel sink with mixer tap, and drainer, UPVC double glazed window to rear aspect, space and plumbing for washing machine and dishwasher, space for Gas hob with extractor fan over space for fridge, freezer, radiator, play walls and ceiling with inset, spotlights, wall mounted boiler and Upvc door leading to rear garden and door leading to bathroom



Bathroom

fully tiled walls and flooring, plain ceiling, with inset spotlights, large, UPVC double glazed window in obscured glass to rear aspect, bath with mains, fed, shower over, radiator, low-level WC and wash hand basin.

First Floor Landing

Carpeted stairs and leading to first floor with plain walls and ceiling, loft hatch, access, doors, leading to three bedrooms, family, bathroom, and kitchen

Master Bedroom

16' 7" x 14' 6" (5.05m x 4.42m)

Located at the front aspect of the property with laminated flooring, plain walls and ceiling, with inset spotlights, radiator, and large bay UPVC double glazed windows .

Bedroom Two

13' 7" x 10' 5" (4.14m x 3.17m)

With laminated flooring, plain walls and ceiling, radiator, and UPVC window to rear aspect

Bedroom Three

11' 3" x 11' 1" (3.43m x 3.38m)

With laminated flooring, plain, walls, and ceiling, radiator, and UPVC double glazed bay window to rear aspect

Family Bathroom

Where is fully tiled walls and flooring, bath with means shower over, low-level WC, pedestal, wash, handbasin, radiator, to UPVC double glaze window to rear aspect, and plain ceiling

Kitchen

10' 7" x 8' 1" (3.23m x 2.46m)

With a range of matching wall and base units, incorporating worktop space, wall mounted boiler, UPVC window to rear aspect, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and dishwasher and space for fridge freezer, space for gas oven with extractor fan over, tiled flooring and plain ceiling with inset spot lights

Rear Garden

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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