

A SUPERB THREE BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN THIS SOUGHT AFTER LOCATION CLOSE TO LOCAL SHOPS AND AMENITIES YET WITHIN A SHORT WALK INTO THE CITY CENTRE. The property which has the benefit of UPVC double glazing and gas central heating provides bright and tastefully presented living accommodation comprising entrance hall, lounge with bay window, dining room, good sized kitchen with high gloss fronted units and built in oven and hob, rear lobby and bathroom, galleried landing and three good sized bedrooms. To the outside is a walled rear courtyard. An internal viewing is recommended.

Entrance Vestibule

Entrance door

Entrance Hall

Stairs to first floor

Lounge

13'7 x 10'11 (4.14m x 3.33m) Window to front

Dining Room

11'10 x 11'5 (3.61m x 3.48m) Window to rear

Kitchen

13'2 x 7'4 (4.01m x 2.24m)
Window and door to side, modern fitted units including built in oven and gas hob

Rear Hall

Door to:

Bathroom

Window to side, four piece suite in white

First Floor Landing

Doors to:

Bedroom 1

14'6 x 11'6 (4.42m x 3.51m) Two windows to front

















Bedroom 2 11'11 x 9'0 (3.63m x 2.74m) Window to rear

Bedroom 3

9'3 x 7'6 (2.82m x 2.29m) Window to side

Rear Courtyard
Paved courtyard with brick boundary wall and
gate to rear



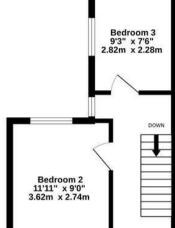
FLOOR PLAN Ground Floor 477 sq.ft. (44.3 sq.m.) approx. 1st Floor 429 sq.ft. (39.9 sq.m.) approx.

Kitchen 13'2" x 7'4" 4.01m x 2.24m

Dining Room 11'10" x 11'5" 3.60m x 3.47m

Lounge 13'7" x 10'11" 4.15m x 3.34m

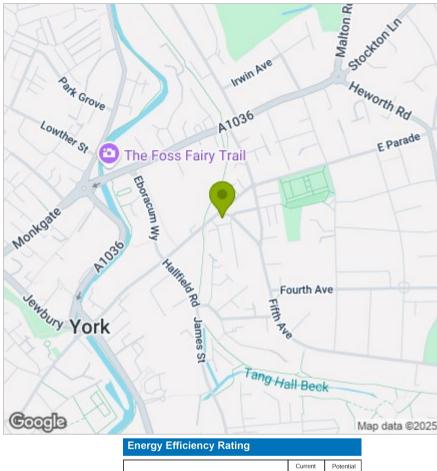
9'3" x 7'6" Bedroom 2 11'11" x 9'0"



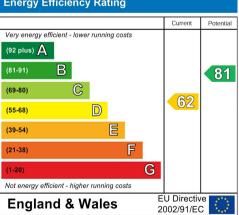
Bedroom 1 14'6" x 11'6"

4.41m x 3.50m

LOCATION



EPC



TOTAL FLOOR AREA: 906 sq.ft. (84.1 sq.m.) approx. What every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, wedows, rooms and lay other term are approximate and on expossibility ables for any error, properties of the expossibility and a responsibility and a responsibility ables for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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