

Guide Price £250,000



Churchills are delighted to have the opportunity to offer to the market this extended 4 bed end of terraced property situated to the North of the city whilst being close to an array of local amenities and easy access in to the city centre.. The property does require some internal updating so gives the discerning buyer an opportunity to put their own stamp to a fabulous extended property. The spacious living accommodation briefly comprises: Entrance hall, Living room, sitting room, kitchen, ground floor bedroom 4/2nd reception room and bathroom/w.c., first floor 3 bedrooms and office. Gardens to front and rear.

Living Room

13'7" x 9'10" (4.16m x 3.01m)

Sitting Room

13'1" x 12'4" (4.01m x 3.77m)

Kitchen

9'10" 9'9" (3.01m 2.98m)

Ground Floor Bedroom 4/2nd Reception

13'7" x 9'5" (4.16m x 2.88m)

Bathroom

9'10" x 6'1" (3.00m x 1.87m)

Bedroom 1

13'1" x 9'9" (4.00m x 2.98m)

Bedroom 2

9'10" x 9'9" (3.01m x 2.98m)

Bedroom 3

9'10" x 6'1" (3.00m x 1.87m)

Office

13'7" x 6'10" (4.16m x 2.10)















LOCATION FLOOR PLAN Anthea Dr PA-HUHHHA PA-HUHHA Priory Medical Group - Victoria Way Surgery Ground Floor 1st Floor Bedroom 3 9'10" x 6'2" 3.00m x 1.87m Bedroom 1 13'1" x 9'9" 4.00m x 2.98m Sitting Room 13'2" x 12'4" 4.01m x 3.77m Bedroom 13'8" x 9'5" 4.16m x 2.88m Living Room 13'8" x 9'11" 4.16m x 3.01m Bedroom 2 9'11" x 9'9" 3.01m x 2.98m Coogle Map data @2025 **Energy Efficiency Rating** Whilst every attempt has been made to ensure the accuracy of the floorplan certainted here, measurement of donces, subdows, norms and any other terms are approximate and not responsibility is fearly for any extraordinate or misstatement. This plan is for flash stretch purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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