

Situated in a popular location and benefitting from character features is this spacious two bedroom home in need of modernisation, offered for sale with no onward chain.

The Accommodation Comprises:-

Wooden front door to;

Entrance Hall:- 10' 2" x 2' 9" (3.10m x 0.84m) maximum measurements
Door to;

Lounge:- 12' 5" x 11' 1" (3.78m x 3.38m) plus bay window
Bay with sash windows to front elevation, fireplace, double opening doors to dining room, picture rail.

Inner Hall:-
Stairs to first floor, sliding door to;

Dining Room:- 12' 6" x 8' 11" (3.81m x 2.72m) maximum measurements
Window to rear elevation, fireplace, picture rail.

Kitchen:- 12' 5" x 9' 1" (3.78m x 2.77m)
Door and window to rear garden, fitted with a range of base cupboards and matching eye level units, stainless steel sink unit with mixer tap, roll top work surface, sliding door to cupboard with window to side elevation, door to;

Utility Room:- 13' 6" x 7' 2" (4.11m x 2.18m) maximum measurements
Window to side elevation, fitted with a range of base cupboards and matching eye level units, door to;

Cloakroom:- 3' 6" x 4' 3" (1.07m x 1.29m) maximum measurements
Window to lean to, low level close coupled WC.

Lean To:- 6' 9" x 10' 11" (2.06m x 3.32m) maximum measurements
Windows to side and rear elevation, door to rear garden.

First Floor Landing:-
Access to loft space.

Bedroom One:- 12' 5" x 14' 4" (3.78m x 4.37m) maximum measurements
Sash window to front elevation, fitted wardrobe, fireplace, picture rail.

Bedroom Two:- 12' 6" x 9' 0" (3.81m x 2.74m) maximum measurements
Window to rear elevation, fitted wardrobe, fireplace, picture rail.

Bathroom:- 12' 4" x 9' 2" (3.76m x 2.79m) maximum measurements
Window to rear elevation, fitted cupboard, fireplace, picture rail, low level WC, pedestal wash hand basin, panelled bath.

Outside:-
The rear garden is mainly laid to lawn, mainly enclosed by panelled fencing and wall, greenhouse.





Tenure: Freehold

Council Tax Band: B

Awaiting EPC

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£175,000

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DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT

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