



2

Bedrooms



2

Bathrooms



1

Reception





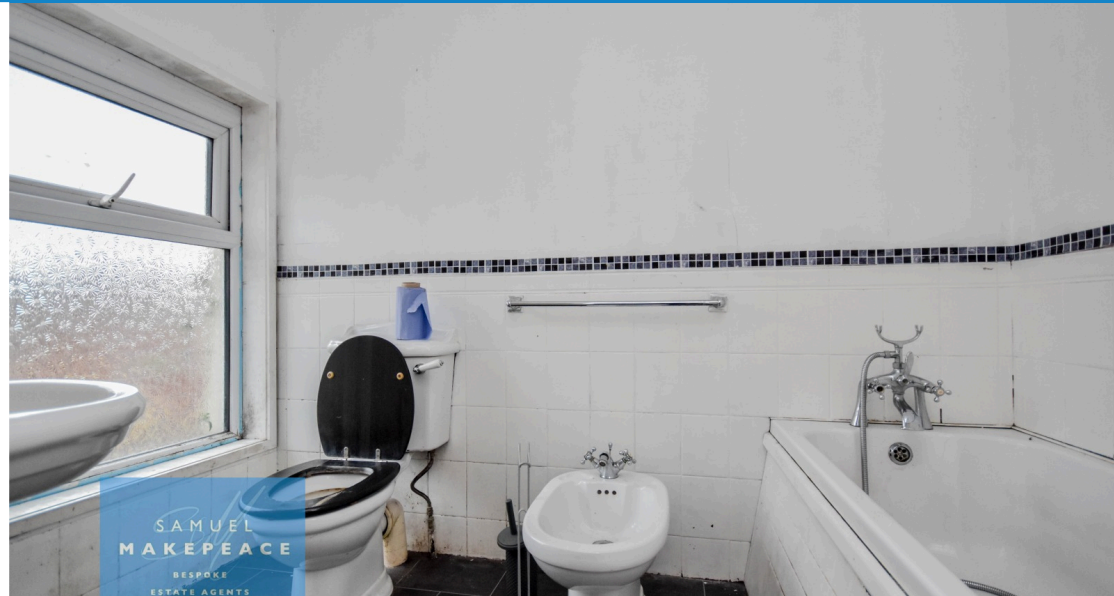
- SURROUNDED WITH FIELDS & WALKS UP TO MOW COP CASTLE
- LOCATED IN ROOKERY - HIGHLY SOUGHT AFTER AREA
- TWO BEDROOM SEMI DETACHED PROPERTY
- LOTS OF POTENTIAL
- SELLING WITH NO UPWARD CHAIN
- EASY ACCESS TO THE A34/A500
- COMPLETE BLANK CANVAS



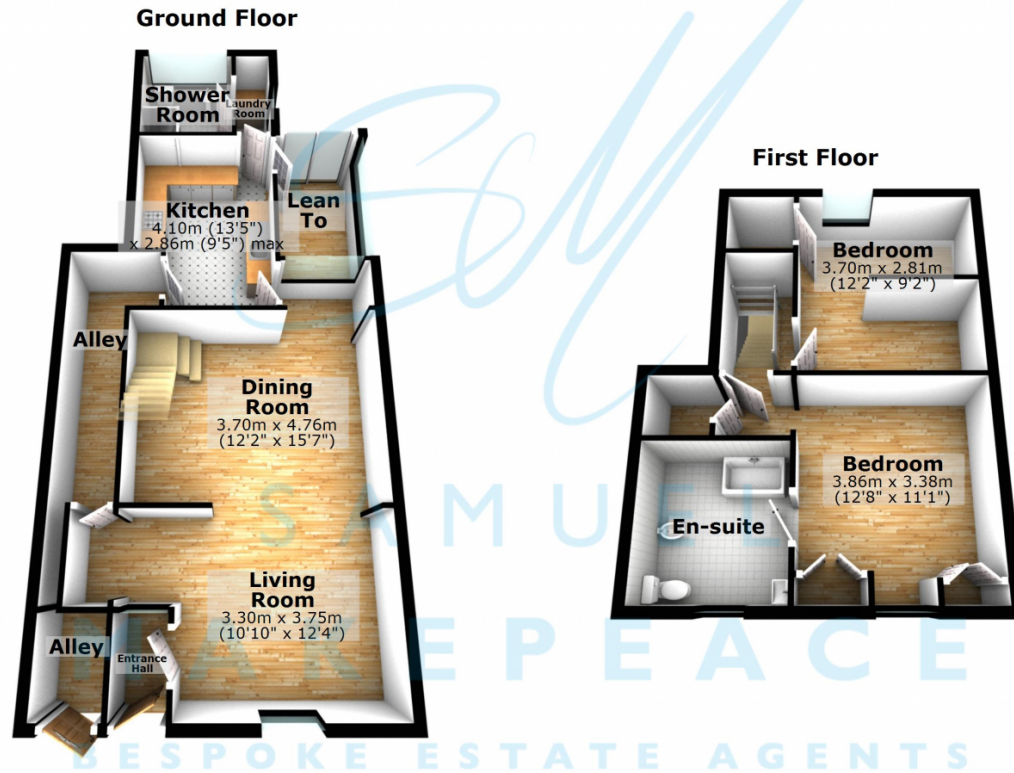


Calling all dreamers, builders, and renovators! Here's your chance to own a property with unbeatable potential in the sought after cul-de-sac of Church Street in Rookery. This is a rare opportunity for anyone with a vision and a love for a good challenge. The structure is a shell that's oozing potential at the seams, for someone with the ambition to transform it into something truly spectacular. The current property has an abundance of space with the ground floor consisting of a spacious open plan lounge diner, fitted kitchen, shower room and even a utility space. Upstairs has two well-proportioned bedrooms and even a bath ensuite for the first bedroom providing a great layout ready for a spring spruce. If you're looking for something to get stuck into the property will answer those prayers. Contact Samuel Makepeace Bespoke estate Agents Today!









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Rookery, ST7

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