



2

Bedrooms



1

Bathroom



1

Reception





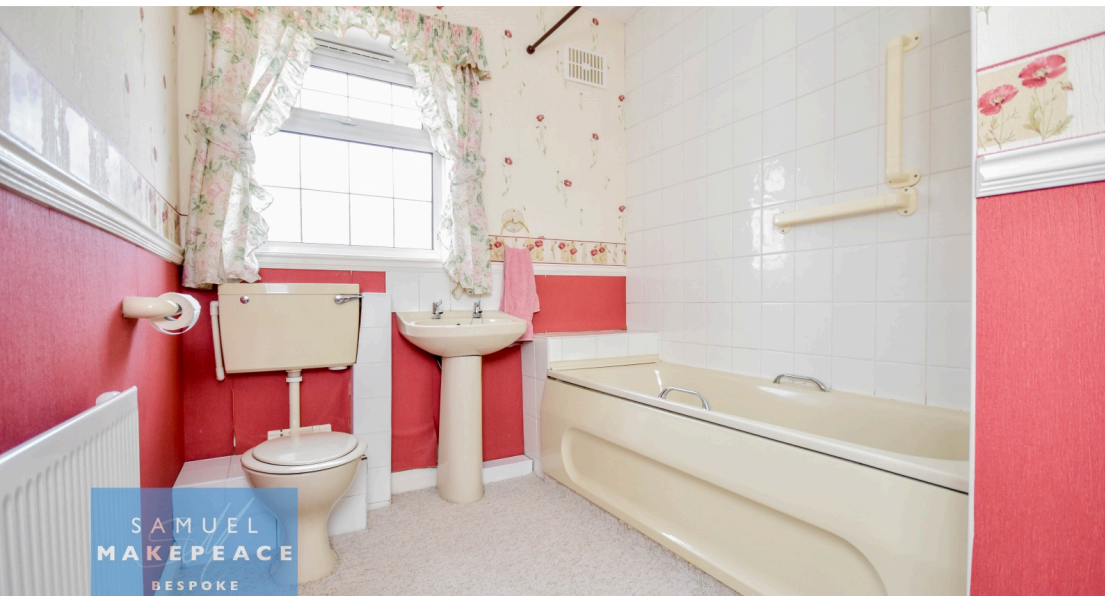
- PERFECT FOR INVESTORS, FIRST-TIME BUYERS OR DIY ENTHUSIASTS
- SPACIOUS LIVING ROOM WITH GAS FIREPLACE AND DOUBLE GLAZED WINDOW
- KITCHEN READY FOR MODERNISATION WITH SPACE FOR APPLIANCES
- CONVENIENT DOWNSTAIRS WC AND AMPLE STORAGE THROUGHOUT
- TWO GOOD-SIZED BEDROOMS WITH DOUBLE GLAZING AND RADIATORS
- FAMILY BATHROOM WITH BATH, OVERHEAD SHOWER AND STORAGE CUPBOARD
- NO UPWARD CHAIN - HUGE POTENTIAL
- PERMIT PARKING ON THE FRONT



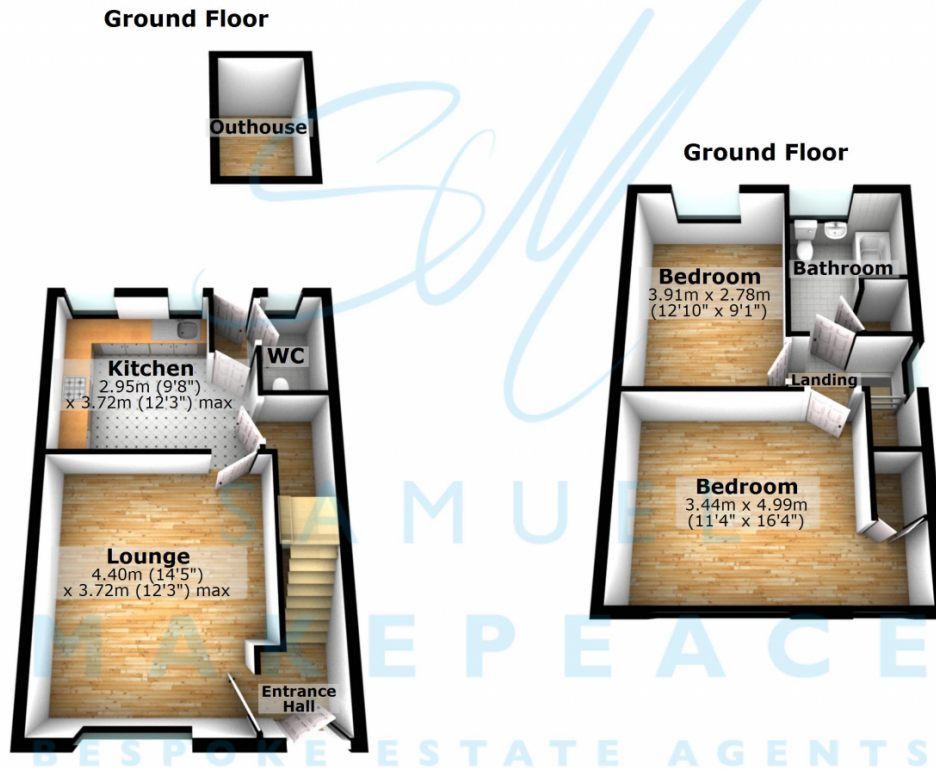


Roll up your sleeves and reap the rewards – a two-bed semi with big promise! This **two-bedroom semi-detached** property presents a fantastic opportunity for buyers looking to take on a project and add real value. In need of modernisation throughout, the home offers a solid structure and generous layout, making it ideal for investors, first-time buyers with vision, or anyone wanting to create a home to their own taste. On the ground floor, the entrance hall leads to a bright living room with a gas fireplace. The kitchen, while functional, is ready for a complete update and offers space for a cooker, fridge, and washing machine, along with fitted wall and base units, a sink, and tiled splashbacks. A downstairs WC adds convenience. Upstairs, the property continues with two well-sized bedrooms –and a bathroom with a bath, and overhead shower, all of which would benefit from refurbishment. There is also loft access from the landing, offering potential for further storage. Externally, the front is block paved with side access, and the rear garden is paved with built-in flower beds, offering low-maintenance outdoor space that can be enhanced with some landscaping. Offered freehold and selling with **no upward chain** this is a home with great bones that's just waiting for someone to bring it back to life. With the right updates, it could be a perfect family home or a lucrative buy-to-let. 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(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: 42 Pretoria Road, ST1

Scan me for more info

