

* Two Bedroom End Of Terrace * Bathroom & Ground Floor Cloakroom * Sought After Location * Scope For Further Improvement STPP * No Forward Chain * EPC Rating C / Council Tax Band C - £1,999.53 P.A. *

Waghorn & Company are proud to offer to the market this charming 2 bedroom end of terrace, located in the much sought after Slade conservation area with convenient access to the Town Centre, favourable Slade Primary School and Train Station. The property offers versatile accommodation throughout with the added benefits of a ground floor cloakroom, cottage style gardens backing onto chool playing fields, spacious loft and scope for further improvement STPP.

Entrance

Access is via a stable door, leading to entrance lobby.

Entrance Lobby

Door to cloakroom, archway to kitchen and meter cupboard.

Cloakroom 3' 5" x 3' 7" (1.04m x 1.09m)

Mid level w/c.

Kitchen 11' 8" x 6' 3" (3.55m x 1.90m)

Double glazed window to side, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space and plumbing for washing machine, space for cooker with extractor hood over, ceramic wall tiling, door to dining room, space for fridge freezer and radiator.

Dining Room 11' 6" x 11' 1" (3.50m x 3.38m)

Double glazed window to front, share light window to rear, wall light point door to inner lobby and radiator.

Inner Lobby

Stairs to first floor landing and door to sitting room.

Sitting Room 11' 6" x 14' 3" (3.50m x 4.34m)

Double glazed window to rear, feature fireplace, part glazed door to rear garden, fitted shelving and radiator.

First Floor Landing

Doors to bedrooms and access to loft.

Bedroom One 11' 4" x 11' 0" (3.45m x 3.35m)

Double glazed window to front, door to bathroom and radiator.

Bathroom 6' 1" x 11' 8" (1.85m x 3.55m)

Double glazed frosted window to front, airing cupboard, low level w/c, pedestal hand wash basin, ceramic wall tiling, panelled bath with central mixer taps and overhead/hand shower piece, radiator.

Bedroom Two 11' 5" x 10' 11" (3.48m x 3.32m)

Double glazed window to rear with views over the playing fields, over stairs wardrobe/storage cupboard and radiator.









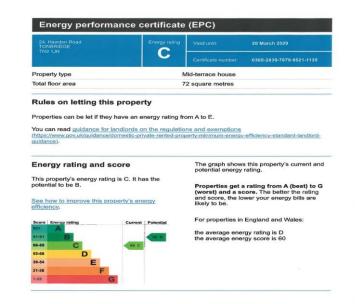




Rear Garden

To the rear of the property is a block paved patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array of established shrubs, plants, trees and bushes, decorative pond, side pedestrian access, right of way access, timber shed and outside water tap.

Tenure Freehold



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