

Spacious 3 Bedroom End Terrace House

Potential Ground Floor 4th Bedroom

5 Mins Walk From City Centre and University

Central Heating and UPVC Windows

Good Decorative Order Throughout

Not Overlooked to Front and Side

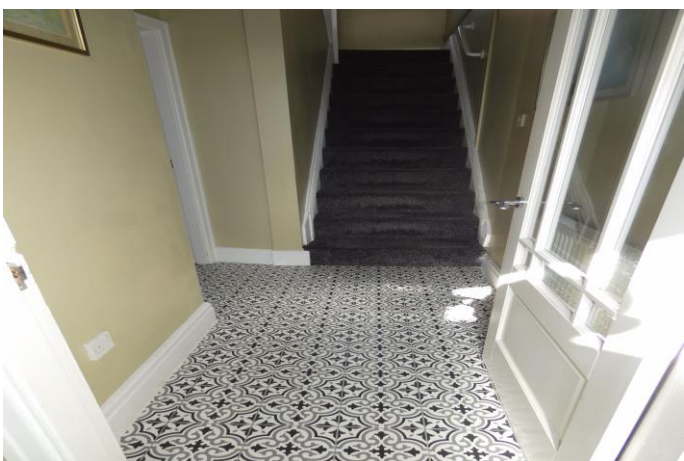
Ample Parking On Road

****Ideal For Either Investors or a Family



Spacious 3 Bedroom / Potential 4th Bedroom End terrace in a good location close to town centre and university. In good decorative order throughout, the accommodation briefly comprises: Vestibule, Entrance Hall, Main Lounge, Front Lounge / Potential Ground Floor 4th Bedroom, Fitted Kitchen, 3 Double bedrooms with built in wardrobes to the first floor and a spacious Family Bathroom / WC. A private and secure walled yard to the rear.

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





ACCOMMODATION

Entrance Hall

Composite glazed front door opens into the Vestibule. Inner door to Entrance Hall with built in meter cupboard, eye catching ceramic tiled floor, ceiling light and radiator. Stairs to the First Floor and door to:

Main Lounge 13' 8" x 14' 0" (4.16m x 4.26m)

UPVC Double glazed window to the rear. Ceiling Light and radiator. Open plan to :

Front Lounge / Potential Bedroom 4 9' 0" x 15' 2" (2.74m x 4.62m)

Could potentially be converted to a Ground Floor 4th Bedroom. UPVC frosted double glazed windows to the front and side. Built in storage cupboard, ceiling light and radiator.

Kitchen 7' 7" x 11' 0" (2.31m x 3.35m)

UPVC double glazed window and exterior door to the rear. Fitted kitchen in U Shaped design, wall and base units in white with contrasting laminated work surfaces and ceramic tiled splashbacks and flooring. Inset steel sink with drainer and mixer tap, gas hob, built in electric oven and illuminated cooker hood. Plumbed in for automatic washing machine and ceiling light.

First Floor Landing

UPVC double glazed window to the rear. Turned staircase with balustrade and half landing to the ground floor. Loft access hatch and doors to the following rooms:

Bedroom 1 11' 5" x 11' 9" (3.48m x 3.58m)

UPVC double glazed window to the front. Built in wardrobe, ceiling light and radiator

Bedroom 2 11' 2" x 11' 0" (3.40m x 3.35m)

UPVC double glazed window to the rear. Built in wardrobe, ceiling light and radiator

Bedroom 3 9' 11" x 9' 1" (3.02m x 2.77m)

UPVC double glazed window to the front. Built in wardrobe, ceiling light and radiator

Bathroom WC 10' 6" x 7' 8" (3.20m x 2.34m)

UPVC frosted double glazed window to the rear. Fitted three piece suite in white comprising: Cast iron panelled bath with mixer tap, electric shower controls, riser rail, shower attachment and glass screen. Pedestal wash basin with taps and low push button flush WC. Ceiling light, ceramic tiled splashbacks, chequer board vinyl flooring and ladder style heated towel rail. Built in cupboard housing condensing combi boiler.

Exterior

Private and secure walled rear yard with side security gate.

Council Tax Band = A

Tenure

We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.





FLOORPLANS

GROUND FLOOR



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, sections, walls and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/24.

GROUND FLOOR
46.2 sq.m. (497 sq.ft.) approx.

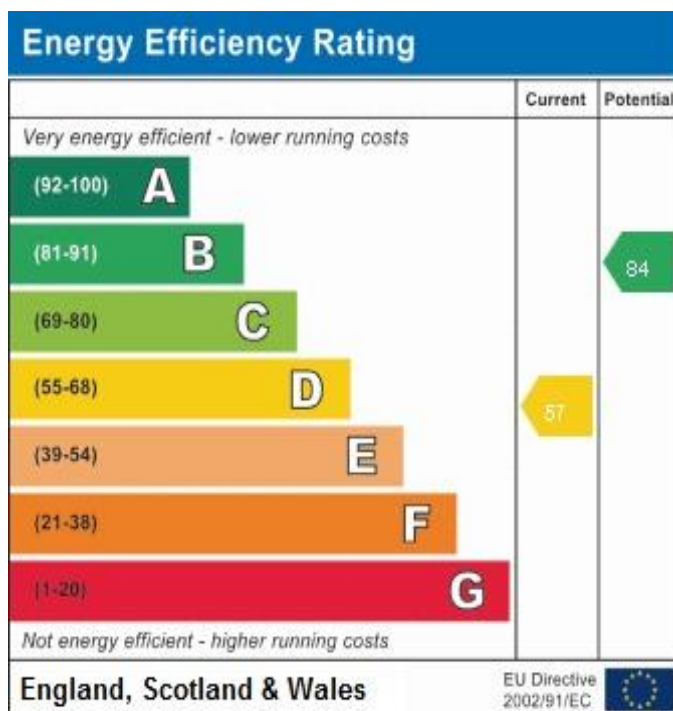


FIRST FLOOR
46.8 sq.m. (504 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

EPC Chart



Address:
Wellington Street

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Thank you for visiting the tempoestates.co.uk website.

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