



CHAIN FREE INVESTMENT/ RENOVATION PROJECT - An excellent chance to modernise a spacious family home located on the sought-after Horringer Court estate. The three-bedroom terrace property offers versatile accommodation with great potential to transform. The ground floor features a spacious kitchen/breakfast room, a large sitting room, ideal for family living and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a private enclosed garden, offering plenty of space to create a relaxing outdoor retreat, garage and parking. The home offers a unique opportunity to restore to a lovely family home

Entrance Hall

15' 3" x 3' 0" (4.66m x 0.92m)

Undertstairs storage, stairs to first floor. Radiator

Cloakroom

6' 11" x 2' 9" (2.10m x 0.83m)

WC and wash basin.

Sitting Room

15' 10" x 10' 6" (4.82m x 3.21m)

Well proportioned room with window to front.

Radiator

Kitchen/Breakfast Room

17' 1" x 11' 8" (5.20m x 3.55m)

Good size kitchen with wall and base cupboards and ample work top over. Inset sink and drainer. Space for appliances. Window to rear and door leading to the garden. Radiator

Landing

11' 2" x 6' 2" (3.41m x 1.87m)

Loft access and airing cupboard.

Bedroom 1

13' 11" x 10' 6" (4.24m x 3.20m)

Double room, with window to front. Radiator

Bedroom 2

13' 3" x 10' 7" (4.04m x 3.23m)

Good size room with window to rear. Radiator

Bedroom 3

9' 7" x 8' 2" (2.92m x 2.50m)

Window to rear. Radiator

Bathroom

6' 2" x 6' 1" (1.88m x 1.86m)

WC, wash basin and bath with taps. Window to front

Outside**Front Garden**

Outside porch with path leading to front door.

Rear Garden

A good size space enclosed with fencing.

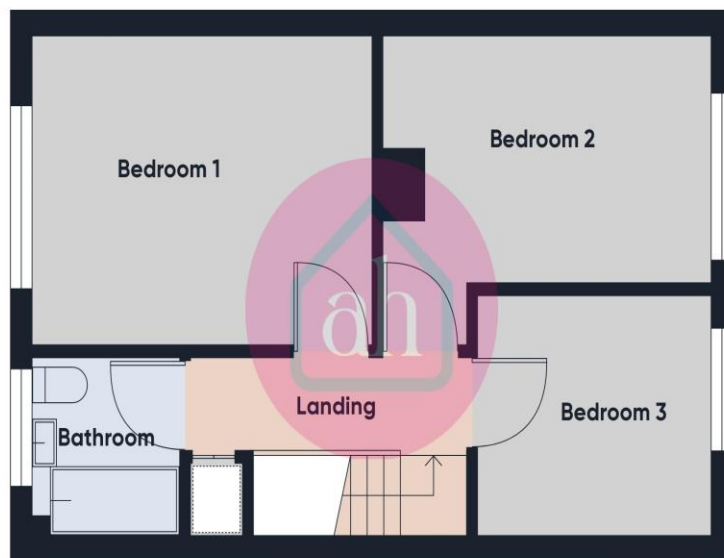
Garage

16' 9" x 7' 10" (5.11m x 2.39m)

Up and over door. Located at the side of the property with parking in front.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
872.11 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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