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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*SEMI DETACHED PROPERTY WITH A TENANTED SHOP ON THE GROUND FLOOR AND A MAISONETTE FLAT TO THE FIRST & SECOND FLOORS\*\*** Semi Detached Property comprising Tenanted Ground Floor Shop & a Separate Flat to the First & Second Floor. On the Ground Floor there is a Front Shop Area, Office, Kitchen, WC. The Flat comprises Entrance Hallway, First Floor Landing, Lounge, Dining Kitchen, Office/Bedroom 2, Bathroom, Second Floor Landing, Bedroom 1, Ensuite Shower Room, Enclosed Rear Garden, Off Road Parking to the Front for Several Vehicles, No Onward Chain Involved, Council Tax Band A

|                                                                                                                                                                                                                                                          |                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shop<br>19'0 x 11'9<br>Double glazed window to front, double glazed entrance door, wooden laminate flooring, radiator                                                                                                                                    | Bathroom<br>6'9 x 8'4<br>Fitted stylish bathroom comprising panelled bath, vanity wash hand basin with storage under, low level wc, cladding to walls, double glazed window to rear |
| Office<br>8'0 x 9'4<br>Wooden laminate flooring, radiator, wash hand basin                                                                                                                                                                               | Second Floor Landing<br>Double glazed window to side, built in storage cupboard                                                                                                     |
| Downstairs WC<br>4'2 x 3'7<br>Low level wc, wash hand basin, wooden laminate flooring, wall mounted gas combination boiler, double glazed window to rear                                                                                                 | Bedroom 1<br>11'1 x 11'1<br>Double glazed window to front, radiator, access to eaves storage space                                                                                  |
| Flat; Ground Floor                                                                                                                                                                                                                                       | Ensuite Shower Room<br>6'8 x 6'8<br>Fitted stylish shower room comprising walk in shower with glass screen, low level wc with wash hand basin                                       |
| Rear Entrance<br>Double glazed window to rear, radiator, stairs to first floor landing                                                                                                                                                                   | Outside<br>Enclosed low maintenance West facing Rear Garden, Off Road Parking to the front for several vehicles                                                                     |
| First Floor Landing<br>Double glazed window to side                                                                                                                                                                                                      |                                                                                                                                                                                     |
| Lounge<br>13'11 x 11'5<br>Double glazed window to front, radiator                                                                                                                                                                                        |                                                                                                                                                                                     |
| Kitchen<br>11'3 x 10'2<br>Fitted base & wall units with round edge worktops, stainless steel sink, electric oven, gas hob with extractor hood over, integrated fridge freezer, integrated washing machine, concealed wall mounted gas combination boiler |                                                                                                                                                                                     |
| Bedroom 2/Office<br>4'9 x 7'11<br>Double glazed window to front, radiator                                                                                                                                                                                |                                                                                                                                                                                     |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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