





### 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.

**\*\*END TERRACED HOUSE WITH TENANT IN SITU & NO ONWARD CHAIN INVOLVED\*\*** End Terraced House in a Convenient Location comprising Entrance Hallway, Lounge, Dining Room, Kitchen, Landing, 3 Bedrooms, 3 Piece Bathroom, The Property is Currently Tenanted and is available with Tenant in Situ, No Onward Chain, Council Tax Band A

**Entrance Hallway**

Double glazed entrance door with window over, stairs to first floor landing

**Outside**

Enclosed rear yard, paved patio, gated access to rear

**Lounge**

16'11 x 11'1

Double glazed walk in bay window to front, radiator, chimney breast, decorative cornice style ceiling

**Dining Room**

13'11 x 12'2

Double glazed window to rear, radiator, picture rail, wooden laminate flooring

**Kitchen**

9'9 x 9'8

Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, electric oven, gas hob with extractor hood over, plumbing for dishwasher & washing machine, space for fridge freezer, double glazed window to rear

**Landing**

**Bedroom 1**

12'7 x 9'2

Double glazed window to front, radiator, chimney breast

**Bedroom 2**

13'11 x 9'8

Double glazed window to rear, radiator, chimney breast

**Bedroom 3**

9'7 x 5'11

Double glazed window to front, radiator, fitted wardrobes

**Bathroom**

10'0 x 9'11

Fitted with a 3 piece suite comprising low level wc, panelled bath with glass screen and shower over, pedestal wash hand basin, double glazed window to rear

Ground Floor



First Floor



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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