

## Accommodation

### Ground Floor

#### Entrance Hall

upvc part glazed entrance door, central heating radiator, built in cupboard, stairs to the first floor

Lounge/Dining Area (front-rear) 22' 0" x 11' 3" (6.70m x 3.43m)

electric fire set in a decorative surround, double and single central heating radiator, dado rail, upvc double glazed window to front and rear

Kitchen (rear) 10' 9" x 8' 4" (3.27m x 2.54m)

fitted with a range of wall and floor units, gas cooker point, plumbed for an automatic washing machine, stainless steel single drainer sink unit, central heating radiator, upvc double glazed window, door to:-

#### Rear Lobby

upvc double glazed window and door opening onto the rear garden

### First Floor

Stairs up to the First Floor Landing  
loft access, built in cupboard

Bedroom One (front) 13' 0" x 8' 4" (3.96m x 2.54m)

double central heating radiator, upvc double glazed window

Bedroom Two (rear) 9' 1" x 9' 1" (2.77m x 2.77m)

double central heating radiator, upvc double glazed window, built in cupboard housing the gas central heating boiler

Bedroom Three (front) 8' 5" x 5' 5" plus recess (2.56m x 1.65m)

central heating radiator, upvc double glazed window

#### Bathroom/w.c.

fitted with a three piece white suite of a panelled bath with electric shower over, pedestal wash hand basin and low level w.c., ceramic tiling to walls, upvc double glazed window

#### External

garden to the front with grassed area beyond. Enclosed south facing rear garden with brick shed and mature flowerbeds. Communal car parking is located to the rear of the property

#### Tenure

freehold

#### Council Tax

Band A

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Price:-

£95,000

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Mid Terraced House

Three Bedrooms

22'0" Lounge/Dining Area

Gas Central Heating

UPVC Double Glazing

No Upper Chain



A pleasantly appointed mid terraced house occupying a pleasant position with aspect over a grassed area to the front and within easy access of local shops, public transport and road links to nearby centres. The property is available with no upper chain and briefly comprises an entrance hall, large lounge/dining area, a fitted kitchen and rear lobby. There are three first floor bedrooms and a combined bathroom/w.c. Externally the property has a garden to the front and enclosed garden to the rear. There is gas fired central heating via radiators, upvc double glazing and the property offers an excellent opportunity to a wide range of prospective buyers.

