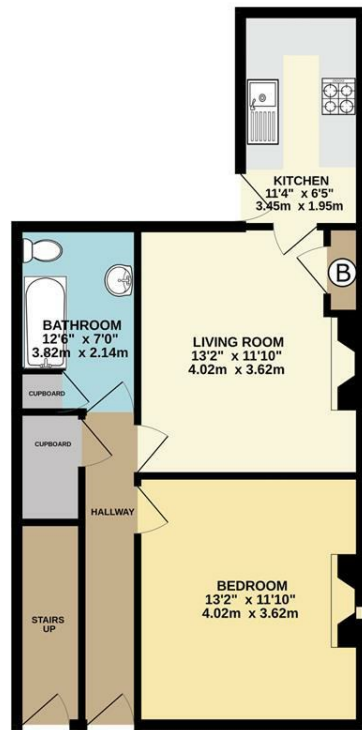




# Nicholson Terrace, Forest Hall



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2024

FIRST FLOOR



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Made with Metropix C2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £125,000

## Description

GROUND FLOOR END TERRACE ONE BEDROOM FLAT AND FIRST FLOOR TWO BEDROOM FLAT SOLD TOGETHER AS A PAIR LOCATED ON THIS QUIET RESIDENTIAL STREET IN FOREST HALL. IDEAL FOR INVESTORS/CASH BUYERS.

Brannen & Partners would like to offer to the market this pair of good sized flats to be sold together as a Freehold property with a shared outside yard space.

Ground floor flat briefly comprising: Entrance hallway with large under stairs cupboard. A generous sized bedroom overlooks the front of the property.

A good sized bathroom with hand basin, W.C, bath with shower over.

The lounge is at the rear of the property leading to the kitchen with various wall and floor cabinets, oven, hob and plumbing for washing machine. The shared rear yard can be accessed from the kitchen.

First floor flat is currently tenanted at £400 PCM and briefly comprises entrance vestibule with stairs leading to the first floor. The good sized lounge leading through to the kitchen are situated to the rear of the property. The kitchen has a range of base and wall units, the rear yard can be accessed from the rear staircase.

A large double bedroom overlooks the front of the property along with the second bedroom.

The bathroom has a bath with shower over, hand basin and W.C

Nicholson Terrace is situated in the increasingly popular Forest Hall, close to local amenities and transport links. Closely accessible are a number of country walks and parks and not too far from the coast.

### Ground Floor Flat

#### Hallway

#### Living Room

13'2" x 11'10"

#### Kitchen

11'3" x 6'4"

#### Bedroom

13'2" x 11'10"

#### Bathroom

12'6" x 7'0"

### First Floor Flat

#### Landing

#### Living Room

13'2" x 11'10"

#### Kitchen

11'3" x 6'4"

#### Bedroom One

13'2" x 11'10"

#### Bedroom Two

9'10" x 3'11'8"

#### Bathroom

12'6" x 7'0"

#### Externally

Shared yard

#### TENURE

Freehold

Two flats sold together.

