

## Herbert Road, TQ2 6RW

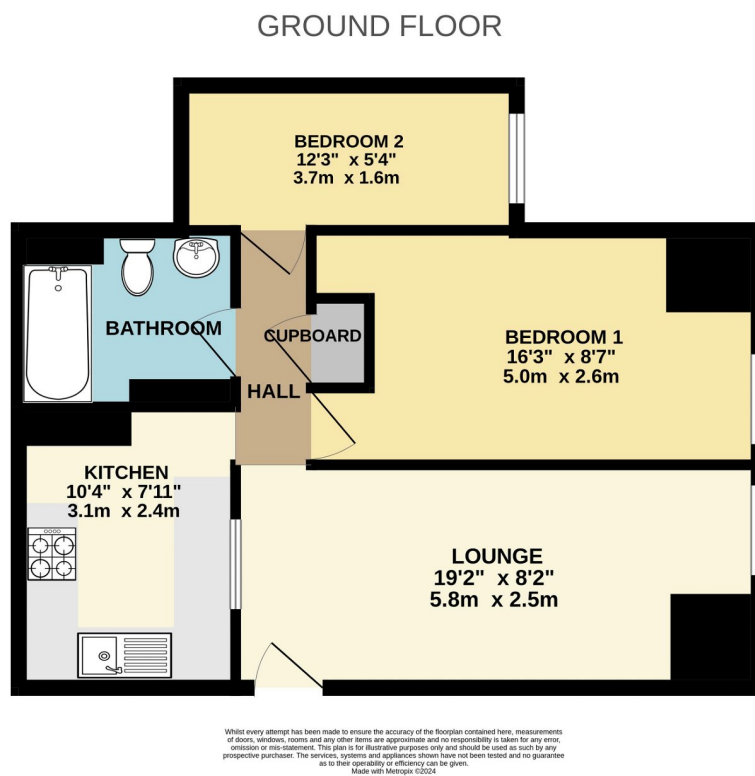
Guide Price £150,000 - £160,000

🛏 2 🚿 1 🚗 1



**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- Converted Victorian Villa
- Slight Sea Views
- Private Entrance
- 2 Bedrooms
- Perfect First-Time Buy
- Double Glazing
- Night Storage Heaters
- Close to Town
- Perfect Investment
- Modern Bathroom



The lounge which is a spacious room with window extending floor to ceiling. The Kitchen comes complete with a modern range units, circular sink unit, plumbing for washing machine, integrated dishwasher, space for fridge/freezer inset hob with built-in electric oven and a serving hatch through to Lounge. Bedroom one is a spacious double bedroom with window extending floor to ceiling. Bedroom 2 is a good sized single. The Bathroom comprises a panelled bath with electric shower over, low level WC, pedestal wash basin.

