



A well presented three bedroom terrace property which would make an ideal purchase for a first time buyer or buy to let investor. The property benefits from uPVC double glazing, gas radiator central heating and a refitted bathroom suite and further offers a cloakroom, a 20ft kitchen/dining room, a 16ft max master bedroom with bedrooms two and three 15ft max and 11ft respectively. A viewing is highly recommended. The accommodation briefly comprises porch, entrance hall, cloakroom, kitchen/dining room, lounge, three bedrooms, bathroom and gardens to front and rear.

Enter via uPVC door with obscure glazed insert to.

**Porch**

Tiled floor, glazed door to.

**Entrance Hall**

Stairs to first floor landing, laminate flooring, radiator, cloaks cupboard, understairs storage cupboard, further storage cupboard, doorways and door to.

**Cloakroom**

White suite comprising low flush W.C., wall mounted hand wash basin, tiled splash back, obscure glazed window.

**Kitchen/Dining Room**

20' 7" max x 8' 8" max narrowing to 5' 11" min (6.27m x 2.64m) (This measurement includes area occupied by the kitchen units) Comprising stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, electric cooker point, plumbing for washing machine, space for fridge/freezer, wall mounted gas fired combination boiler serving domestic hot water and central heating, tiled splash back, double radiator, window to front aspect.

**Lounge**

14' 8" x 11' 7" (4.47m x 3.53m) Window to rear aspect, part obscure glazed uPVC door to rear garden, laminate flooring, double radiator, T.V. point, telephone point.

**First Floor Landing**

Access to loft space, overstairs storage cupboard which is also accessed from bathroom, further storage cupboard, doors to.

**Bedroom One**

16' 7" max into wardorbe recess x 8' 8" (5.05m x 2.64m) Window to rear aspect, double radiator.

**Bedroom Two**

15' 7" max into wardrobe recess x 8' 8" (4.75m x 2.64m) Window to front aspect, double radiator, exposed floorboards.

**Bedroom Three**

11' 8" x 5' 10" (3.56m x 1.78m) Window to rear aspect, radiator, exposed floorboards.

**Bathroom**

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, tiled splash back, overstairs storage cupboard, obscure glazed window to front aspect.

**Outside**

Rear - Mainly laid to patio and gravel, dwarf wall, enclosed by wooden fencing, gated pedestrian access to rear.

Front - Mainly laid to slate.

**Energy Performance Rating**

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band A (£1,498.99 per annum. Charges for 2025/2026).

**Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

**Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

**General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

**Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

