



**Traditional, period property**

**Spacious, first-floor lounge, and ground-floor sitting room**

**Town centre location**

**Three double bedrooms**

**Ideal Investment opportunity as an HMO (subject to licence)**

**Offered for sale with no forward chain**

\*\*\*Explore with our 3D tour\*\*\* Offered for sale, with no forward chain, is this spacious, traditional, period town house. Spread over three floors, the property provides ample living space, with a spacious first-floor lounge, large, modern kitchen, and three bedrooms. The shops and amenities of the town are literally on the doorstep, along with excellent transport links, and the picturesque harbour. This would be an ideal property for anyone working in the town centre, or perhaps an investment opportunity, with its close proximity to Albion Square. The accommodation briefly comprises: entrance hall with high ceilings, ground-floor reception room which could be an ideal dining room, or sitting room, there is a spacious, modern, contemporary kitchen, and useful WC. To the first-floor is a spacious, well-presented lounge, and the first of three double bedrooms. To the second-floor, there are two further double bedrooms, and a modern family bathroom. Externally, the property boasts an enclosed, paved, garden space, with access to the side alley, leading to the front of the property. Two resident's car permits, and a visitor permit, is available for off-street parking. Viewing is highly recommended to appreciate the property on offer.

## ACCOMMODATION

### Entrance hall

Entered through a large, original, wooden door with semi-circle, frosted-glass top light. With single panel radiator, and a high ceiling. Provides access into the lounge, kitchen, and downstairs WC, with stairs to the first-floor, and access to the rear garden.

### Lounge/dining room

With ornate, wooden, fire surround, marble-effect hearth and inset. Large built-in storage cupboard, lovely, original, sash windows with double panel radiator below, and cupboards built into the alcove, housing the meters.

### Downstairs WC

Useful downstairs facilities, with WC, wall-mounted hand-wash basin with tile splashback, and also houses the combi boiler. With frosted-glass, wooden-framed window.

### Kitchen

Spacious, contemporary, modern kitchen, with a range of high-gloss cream wall and base units, beautiful, complementary, wood-effect worktops, and modern, tiled splashbacks. Stainless-steel sink and drainer unit with mixer tap, plumbing for washing machine, housing built for free-standing fridge/freezer, and space for free-standing electric oven, with stainless-steel extractor hood above. With lovely, original, sash window, and single panel radiator.

### First-floor landing

With single panel radiator, the first-floor landing provides access into the master bedroom, and also into a large, front reception room, which could also be utilised as another bedroom space.

### First-floor sitting room

Spacious, bright and airy, sitting room benefitting from two large sash windows to the front, and a sash window to the rear, with two single panel radiators, a feature gas fire set into a marble hearth and inset, with ornate, wooden surround. This lovely sitting room could also be utilised as a bedroom, if required.

### Bedroom one

Spacious double bedroom, sash window overlooking the rear garden, with double panel radiator below, and neutral decor.

### Second-floor landing

With skylight window, and loft access to the ceiling, and large airing cupboard with single panel radiator. Provides access into two further bedrooms, and the family bathroom.





### **Bedroom two**

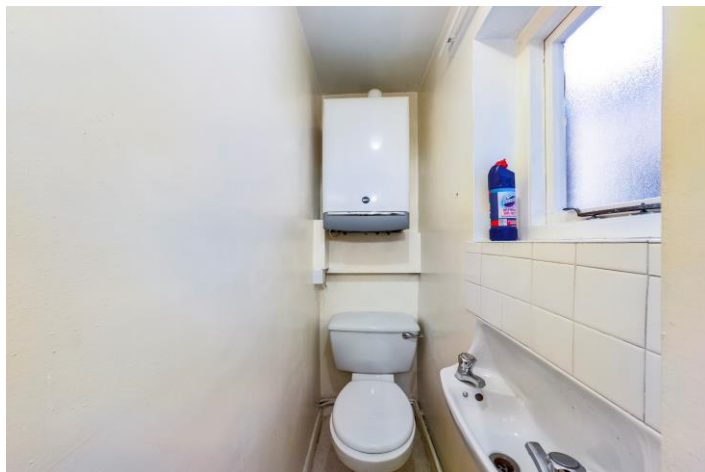
Generous double bedroom, with lovely, original, sash window overlooking the rear garden and double panel radiator below.

### **Bedroom three**

Good-sized, third double bedroom, with two, original, sash windows overlooking the front of the property, and single panel radiator.

### **Family bathroom**

Stylish, modern, family bathroom, with suite briefly comprising of: P-shaped shower/bath with mixer tap, mixer shower with both rainfall and jet showerheads, and fixed, angled, glass shower screen. Pedestal sink with mixer tap, and pushbutton flush WC, with marble-effect tiles to the walls and floor, frosted-glass window, and single panel radiator.



### **Externally**

To the rear of the property is a courtyard-style garden, with flagstone floor, and raised borders, with a range of mature shrubs and plants. The garden area is fenced off, with a shared access pathway around the edge of the garden, leading to the side access to the front of the property.

### **TENURE**

We have been informed by the vendor the property is freehold.

### **LOW FEES, LOCAL EXPERTISE**

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



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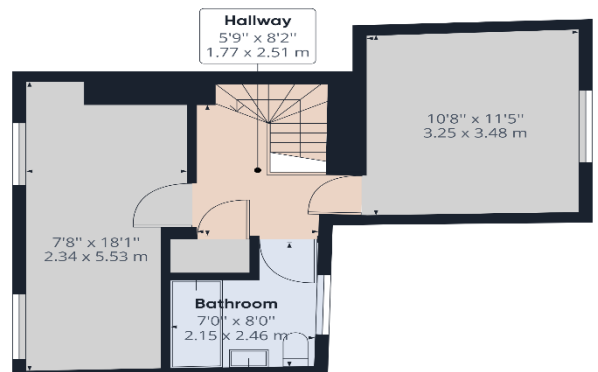
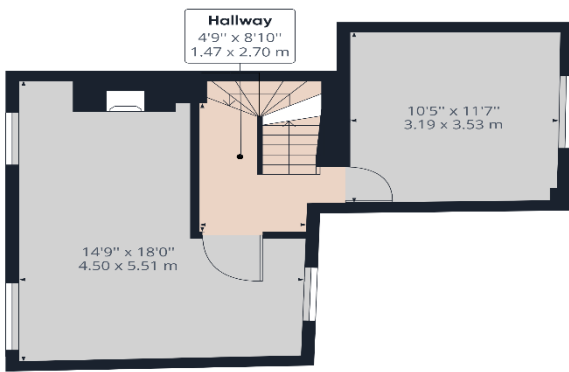
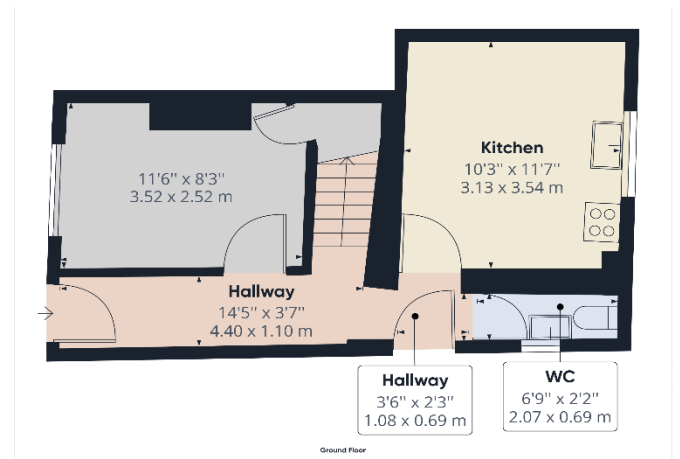
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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