



Offered for sale with no forward chain

Two double bedrooms

Large workshop/outbuilding

Convenient town centre location

Spacious open plan living concept

Excellent potential

Spacious first floor bathroom

Walking distance to local amenities

Offered for sale with no forward chain, this unique end terrace house has excellent potential. The ground floor has been opened up to create an open plan living concept, heated by a large, multi-fuel stove. There is also a large outbuilding which offers potential as a garage or workshop to the rear. The property is located in a convenient location, on the outskirts of the town centre, with lots of local amenities and popular schools within walking distance and the local Spar and garage just up the road. The property has been decorated throughout, with neutral paint and is ready for flooring. The accommodation is versatile and offers potential to create a third bedroom if required. Entering into the property, you will find yourself in the open plan kitchen diner. The kitchen diner is open to the well presented lounge, with a large multi-fuel stove set into the chimney breast, providing plenty of heat to the ground floor. To the first floor, the landing leads to two good size double bedrooms and a large bathroom, there is also a versatile open landing space, which would make a great home office space, or with a partition wall could create a third bedroom. Alternatively it could house the bathroom, which would again create a third good size bedroom. Externally, there is an "L" Shaped rear yard with hedgerow to the borders, as the property is next to a public lane this offers potential to create parking to the side of the property, (subject to planning). There is also a large workshop/ outbuilding to the rear, which offers further development potential. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Kitchen diner

The ground floor of the property has been opened up to create a fantastic, open plan concept. The kitchen diner incorporates a range of kitchen units. A stainless steel sink and drainer unit, is set below a uPVC double glazed window overlooking the rear of the property, with plumbing for a washing machine. There is space for a freestanding cooker, with stainless steel splash back. The kitchen benefits from a large, under stairs storage area with electric socket and tiled flooring, ideal for a fridge freezer. There are two uPVC double glazed windows, to the dining area, a uPVC door leading out onto the side and a wooden door leading out onto the front, the dining area is open to the lounge.



Lounge area

This well presented lounge features a large, wood burning stove, set onto a black slate hearth, which heats the ground floor of the property, with wooden mantle above. The room has been recently decorated, with feature wallpaper to the alcoves, either side of the chimney breast. There are TV connections, and a uPVC double glazed window with panelling below.



First floor landing

At the top of the stairs is a landing space which provides access to an additional landing, bedroom and there is a large, built-in cupboard which houses the water tank.

Bedroom one

Recently decorated with neutral, white paint, this spacious, bedroom just needs flooring to finish it off. There is a uPVC double glazed, tilt and turn window that overlooks the front of the property and a radiator.

Landing space

This generous space between the bedrooms would make a great home office, play area or with the addition of the partition wall could also generate a third bedroom (subject to planning). There is a low level uPVC double glazed window that overlooks the rear of the property and a radiator, with open access to the rear of the landing. This space has had new plywood flooring laid, ready for carpeting.



Bathroom

The spacious bathroom has a bath with mixer tap and handheld shower attachment, a pedestal sink and a push button flush toilet. The bathroom benefits from a radiator, panelling to the ceiling and a uPVC frosted glass window.

Bedroom two

A second generous recently decorated double bedroom, with a charming window seat below. The uPVC double glazed window overlooks the front of the property, and a second uPVC double glazed window overlooks the side of the property. There is neutral, modern décor, a radiator and decorative coving. There is also a loft access in this room.



Externally

The property benefits from an L-shaped rear yard with hedgerow to the border. The property is next to a public lane and offers the potential to create parking to the side of the property, (subject to planning). There is also a large workshop/outbuilding to the rear, which offers further development potential.

TENURE

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

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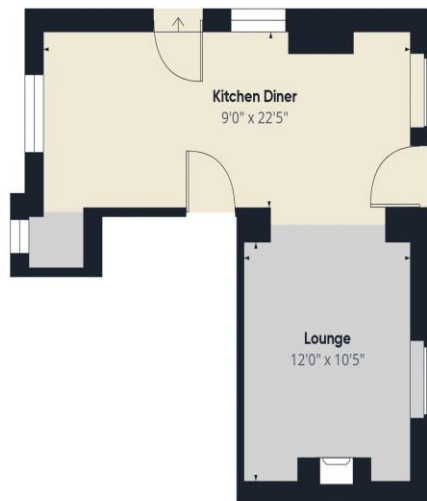
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NOTE

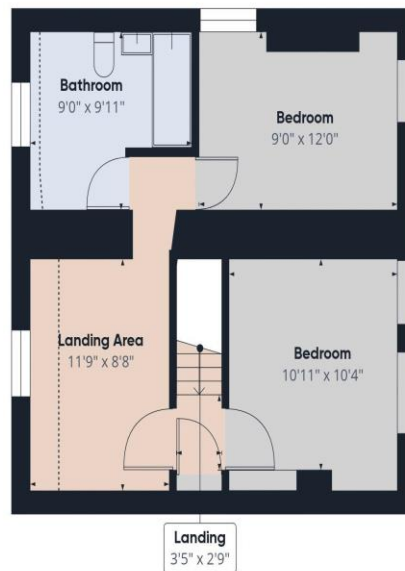
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1022.58 ft²

Reduced headroom

28.06 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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