

26 Grove Terrace



4 Andrews Buildings
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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 74.9 sq. metres (805.8 sq. feet)
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£325,000

Situated in a very popular town centre location a short walk from local shops and amenities train station is this pretty and extended two double bedroom end of terrace Victorian property. The property requires some cosmetic upgrading but offers great potential and some lovely features. Comprises hallway, large open plan lounge/dining through to kitchen/breakfasting area, to the first floor two double bedrooms, bathroom and informal loft. Gas central heating, some uPVC double glazing. Good size rear garden with pedestrian access to lane. Freehold. NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Part glazed timber front door to hallway.

Hallway

Tiled floor, radiator, access to electric meter and fuse box, traditional panelled door to open plan lounge/dining room.

Lounge/Dining Room

13'10" x 20'6" (4.22m x 6.27m)

uPVC double glazed window to front and side. A lovely size open plan to the part of the hallway and second reception room. Archway through to the extended kitchen. Laminate floor, log burner, cupboard concealing gas meter, understair store cupboard.

Breakfast Area

10'1" x 7'0" (3.08m x 2.15m)

uPVC double glazed French doors to rear garden, roof light providing additional light. Laminate wooden floor, radiator, access to Worcester combination boiler. Doorway through to kitchen which could be opened up into this breakfasting area.

Kitchen

6'9" x 10'4" (2.08m x 3.15m)

uPVC double glazed window and door to rear. Basic white fitted kitchen with contrast worktop, sink and drainer. Recess for gas cooker, fridge, freezer, washing machine, Open shelving, recessed lighting, tiled floor.

First Floor landing

Traditional handrail and balustrade, strip wooden flooring, drop down ladder to landing area giving access to a good size informal loft area.

Bedroom 1

15'1" x 10'1" (4.60m x 3.08m)

Two uPVC double glazed windows to front. A large double bedroom, original stripped wooden floor, radiator.

Bedroom 2

10'1" x 9'0" (3.08m x 2.76m)

uPVC double glazed window to rear. A second double bedroom. Original stripped wooden floor, radiator.

Bathroom

10'2" x 6'9" (3.10m x 2.06m)

A good sized bathroom. Arched window to rear. Comprising panelled bath with shower, wash basin and wc, all in white. Non-slip floor, column traditional style radiator. Some cosmetic attention required, good area for storage.

Informal Loft

11'4" x 10'1" (into restricted headroom) (3.47m x 3.09m (into restricted headroom))

Velux window to rear. Power and light.

Front Garden

The property is set well back from Grove Terrace with a pretty front garden.

Rear Garden

The garden is well enclosed with new fencing to left hand side, wall to the right hand side, gated access to a lane. Great potential, timber store shed.



Council Tax
Band E £2,763.66 p.a. (26/27)

Post Code
CF64 2NG

