



## Institution Terrace, £110,000

- Council Tax Band A
- End of terraced
- Three bedrooms
- Easy access to transport links
- Three storey house
- Enclosed rear garden
- EPC Rating: E



 3  2  1



## About the property

This well-proportioned three-bedroom terraced house is arranged over three floors, offering a fantastic amount of living space perfectly suited to family life. Located close to the town centre with excellent transport links and local amenities nearby, it provides both convenience and comfort.

The ground floor features a welcoming living room and a separate dining room, ideal for entertaining or family meals. There is also a downstairs bathroom for added practicality. The property benefits from three bedrooms, including two generous double rooms, with the master bedroom enjoying the additional luxury of its own En-suite.

To the rear of the home is an enclosed, easy-to-maintain garden boasting lovely surrounding views – a great spot for relaxing or outdoor dining.

While the house would benefit from light modernisation, this presents a wonderful opportunity to add your own personal touch and enhance the property further. Offering space, potential and an excellent location, this home is an ideal choice for families or those looking for a property with room to grow.



## Accommodation

### Entrance Porch

7' 3" x 10' 9" ( 2.21m x 3.28m )

9' 9" x 3' 1" ( 2.97m x 0.94m )

### Lounge

10' 4" x 8' 7" ( 3.15m x 2.62m )

### Dining Room

11' 9" x 13' 9" ( 3.58m x 4.19m )

### Kitchen

13' 3" x 16' 1" ( 4.04m x 4.90m )

### Utility Room

6' 9" x 5' ( 2.06m x 1.52m )

### Bedroom One

8' 7" x 9' 4" ( 2.62m x 2.84m )

### En-Suite

8' 5" x 3' 2" ( 2.57m x 0.97m )

### Bedroom Two

9' 11" x 11' 4" ( 3.02m x 3.45m )

### Bathroom

01495360922

ebbwwale@peteralan.co.uk

## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

