



## Commercial Road, offers in excess of £190,000

- Council Tax Band A
- No Chain
- Four bedrooms
- Multi-generational living
- House with separate ground floor flat
- Off road parking and additional land
- Investment potential
- Wonderful surrounding views
- EPC Rating: F



 4  2  1



## About the property

We are delighted to present for sale this spacious end of terrace house, offering an excellent opportunity for families, investors, or those seeking flexible living arrangements. This substantial property boasts a total of four generously proportioned bedrooms and two well-appointed bathrooms, providing ample space for comfortable family living.

A standout aspect of this residence is the separate ground floor flat, offering versatile potential for multi-generational living, guest accommodation, or the prospect of rental income. The main house features two inviting reception rooms, perfect for entertaining guests, relaxing with family, or functioning as dedicated spaces for formal dining and everyday living.

The property is further enhanced by the inclusion of two kitchens, allowing for convenience and adaptability. This feature is especially beneficial for those considering dual-occupancy arrangements or catering to large gatherings and family events.

Set within a sought-after neighbourhood, this end of terrace home offers a unique combination of space and versatility. Whether you are seeking a home that allows for separate accommodation or simply require



## Accommodation

### Entrance Porch

4' 4" x 5' 5" ( 1.32m x 1.65m )

### Lounge

17' 10" x 12' 2" ( 5.44m x 3.71m )

### Kitchen

7' x 11' 2" ( 2.13m x 3.40m )

### Landing

18' 11" x 9' 4" ( 5.77m x 2.84m )

### Bedroom 1

8' 10" x 12' 5" ( 2.69m x 3.78m )

### Bedroom 2

8' 7" x 12' 3" ( 2.62m x 3.73m )

### Bedroom 3

9' 5" narrow x 5' 3" 6 X 4 ( 2.87m narrow x 1.60m 6 X 4 )

### Landing

2' 9" x 8' 11" ( 0.84m x 2.72m )

### Bathroom

5' 1" x 9' 4" ( 1.55m x 2.84m )

### Ground Floor

### Lr

14' 7" x 12' 5" ( 4.45m x 3.78m )

### Hallway

25' x 2' 9" ( 7.62m x 0.84m )

### Bedroom1

3' 6" x 13' 4" ( 1.07m x 4.06m )

### Kitchen

8' 4" x 5' 10" ( 2.54m x 1.78m )

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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