CARTERS
ESTATE AGENTS

# 23 West Terrace

Fegg Hayes, ST6 6QZ

2 1 2

## Price £110,000

Here at Carters, we are proud to present to the market this spacious two-bedroom end-terrace property, offering an exciting opportunity for first-time buyers and investors alike.
To the front of the property is an attractive, low-maintenance garden, predominantly finished with slate and complemented by a selection of established shrubs.
Internally, the ground floor offers two generously proportioned reception rooms, providing versatile living and dining space. A galley-style kitchen leads through to a ground-floor shower room, fitted with a white three-piece suite.
Upstairs, the property benefits from two generous double bedrooms, offering excellent accommodation.
To the rear is an enclosed courtyard garden featuring a timber shed, along with a useful outhouse benefiting from power and lighting.
An additional benefit is the parking arrangement currently enjoyed by the vendor. The vendor leases a section of land adjacent to the property, providing off-road parking for several vehicles. The current annual rent for this land is £162.
Early viewing is highly recommended to appreciate the space and potential this property has to offer. Contact Carters today to arrange your viewing.

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### Living Room

11'5" x 12'8" (3.48m x 3.86m)

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation. Coving to the ceiling. Built in electric & gas meter cupboards. Radiator. Carpet.

### Dining Room

9'8" x 11'8" (2.95m x 3.56m)

UPVC double glazed window to the rear elevation.
Coving to the ceiling. Dado rail. Feature fireplace with electric fire included. Understairs storage cupboard with lighting. Access to stairs to the first floor. Radiator, Carpet.

### Kitchen

6'2" x 15'11" (1.88m x 4.85m)

UPVC double glazed window to the side elevation.
Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric double oven/grill. Four ring electric hob with an extractor hood over. Space for a fridge/freezer. Space and plumbing for a washing machine. Space for a tumble dryer. Radiator. Tiled flooring.

### Rear Hall

UPVC double glazed entrance door to the side elevation.
Laminate work surface. Power for an electrical appliance. Tiled flooring.

### Shower Room

UPVC double glazed window to the side elevation.
White three piece suite comprising of: shower enclosure with an electric shower, pedestal wash hand basin and a low-level w/c. Partially tiled walls. Radiator. Vinyl flooring.

### Stairs & Landing

Access to the loft.

### Bedroom One

12'6" x 10'9" (3.81m x 3.28m)

UPVC double glazed window to the front elevation.
Coving to the ceiling. Radiator. Carpet.

### Bedroom Two

9'8" x 11'9" (2.95m x 3.58m)

UPVC double glazed window to the rear elevation.
Coving to the ceiling. Built in airing cupboard housing the boiler which was recently replaced. Radiator. Carpet.

### Externally

To the rear is an enclosed courtyard garden with a timber shed and an outhouse benefiting from power and lighting.

The vendor currently leases a section of land adjacent to the property, providing off-road parking for several vehicles. The annual rent for the land is £162.

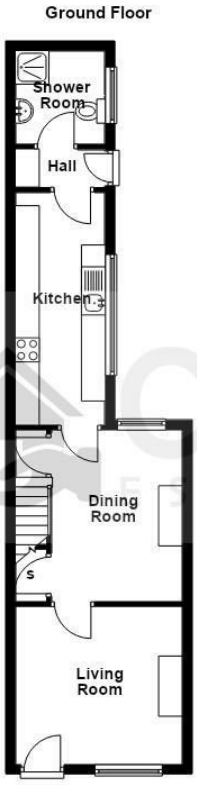
### Additional Information

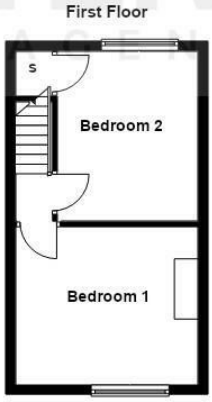
Freehold.
Council Tax band A.
Total Floor Area: TBC.

### Disclaimer

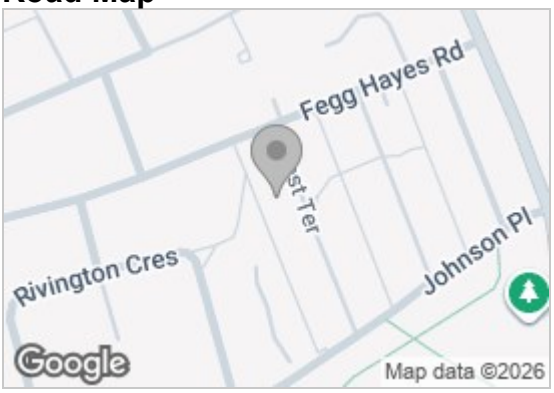
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391


Ground Floor
Shower Room
Hall
Kitchen
Dining Room
S
Living Room

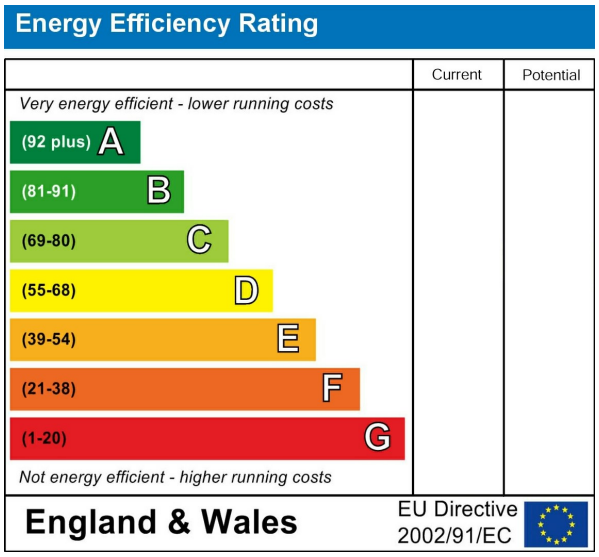

First Floor
S
Bedroom 2
Bedroom 1

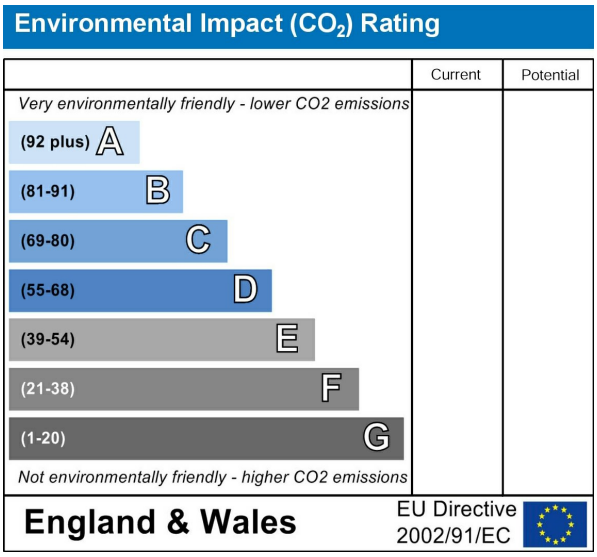
## Road Map




## Hybrid Map

## Energy Efficiency Graph




## Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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