





Property Description

*An END TERRACED HOUSE set on a small estate, with a good sized kitchen/diner ideal for enjoying family meals. The location is perfect for schools and access into and out of the City, ideal for commuters. Outside there is a low maintenance rear garden with decking and patio areas, perfect for outside dining in the summer and all enclosed for children to enjoy the space, with an **ALLOCATED PARKING SPACE**. The accommodation comprises: Entrance porch, entrance hallway, cloakroom/WC, lounge, kitchen/diner, first floor landing, 3 bedrooms and bathroom/WC.*

Agents Note

There is an easement on the title, please enquire with the branch.

Entrance Porch

Double glazed obscured door to front, double glazed obscured front aspect window, tiled floor.

Entrance Hall

Double glazed obscured door to front, under stairs storage, shelving, wall mounted radiator.

Downstairs WC

Double glazed obscured front aspect window, tiling, low level toilet, wash hand basin.

Living Room

15' 7" x 13' 4" (4.75m x 4.06m)

Double glazed sliding doors to rear, wall mounted radiator.

Kitchen/ Diner

15' 6" x 9' 4" (4.72m x 2.84m)

Double glazed front aspect window, wall and base units, work surfaces, 1 1/2 bowl sink unit, electric oven, gas hob with extractor over, plumbing for washing machine, space for tumble dryer, built-in dish washer, space for fridge freezer, tiling, boiler, wall mounted radiator.

Landing

Built-in walk-in storage cupboard with light, shelving and hanging space, loft access.

Bedroom 1

8' 8" x 11' 7" (2.64m x 3.53m)

Double glazed front aspect window, built-in wardrobe, built-in cupboard and shelving, wall mounted radiator.

Bedroom 2

13' x 8' 8" (3.96m x 2.64m)

Double glazed rear aspect window, built-in wardrobe, wall mounted radiator.

Bedroom 3

9' 6" x 6' 7" (2.90m x 2.01m)

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed obscured front aspect window, bath with mains shower over, low level toilet, wash hand basin, tiling, tiled floor, heated towel rail.

Rear Garden

Patio, decked area, shed, gate for rear access.

Parking

One allocated parking space.









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

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8-9 South Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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