

Albion Street, EX4

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Albion Street, EX4

A lovely terraced house in the popular residential area of St. Thomas. The property has two double bedrooms, two reception rooms, kitchen, large bathroom and utility/lean-to. There is no onward chain and viewing is highly recommended.

- A CHARMING TERRACED HOUSE
- TWO SPACIOUS DOUBLE BEDROOMS
- OPEN PLAN LIVING & DINING ROOM
- KITCHEN & UTILITY ROOM
- LARGE FIRST FLOOR BATHROOM
- FRONT & REAR GARDENS
- NO ONWARD CHAIN
- RESIDENTS PERMIT PARKING
- CONVENIENTLY PLACED FOR LOCAL AMENITIES

This charming two bedroom home is perfect for first time buyers, couples or young families. Situated in the family-friendly St. Thomas area, the property is perfectly positioned to enjoy access to the St. Thomas Precinct and the plethora of amenities on Cowick Street. There is also easy access to St. Thomas Train Station and the city centre.

The property has a small front garden laid with stone chippings, a path leads to the front door and into the entrance hall. Another door leads into the hall and a door to the dining room. The living room and dining room are open plan with a large opening between them. The living room has a large bay window to the front and a gas fireplace. The dining room has a window to the rear and a cupboard under the stairs. A door leads to the kitchen, which is fitted with wall and base units, with space for several appliances. There is a window overlooking the rear garden and a door to the utility space. ►





- ▶ On the first floor there are two double bedrooms, bedroom one is a spacious double room with two windows to the front, bedroom two is a good-sized double room with a window to the rear. Completing the accommodation is a large bathroom with both a fitted bath and walk-in shower. There is a W.C, wash hand basin and a storage cupboard. There are also two windows to the side and rear.

The rear garden is a generous size and has several planting areas, plus a patio seating area. There is residents permit parking to the front and plenty of two hour bays nearby. The property comes to the market with no onward chain and an early viewing is advised to appreciate the opportunity on offer.





LOCATION

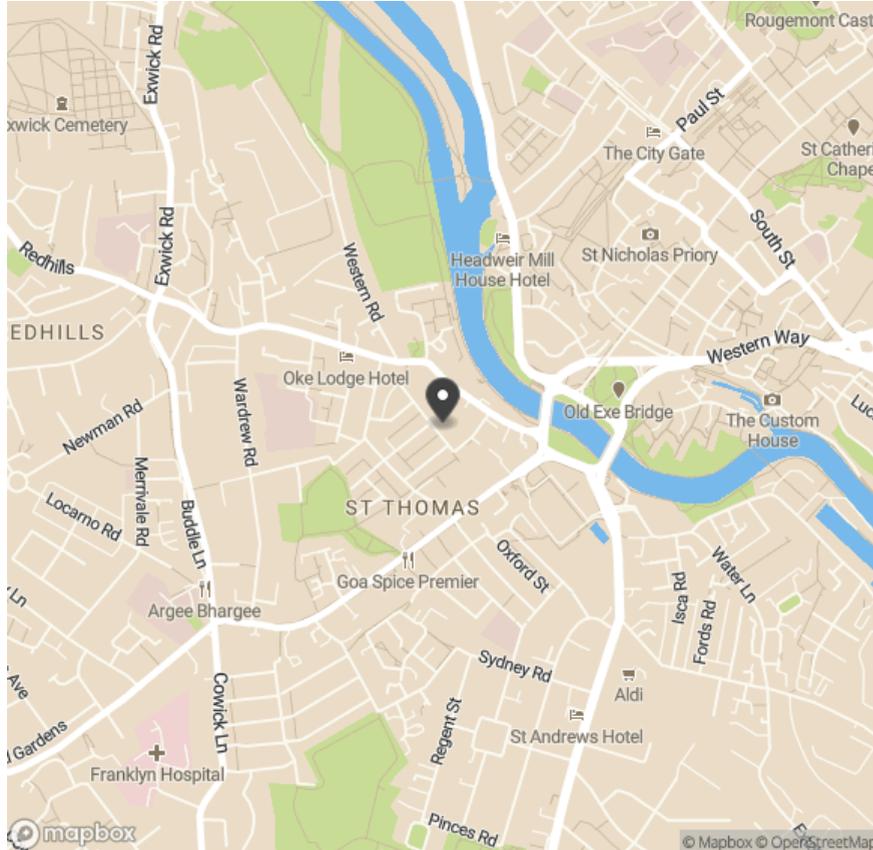


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 65

Potential: 80



FLOOR PLAN

80 sq m (743 sq m)

GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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