



ESTATE AGENTS

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Price £250,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this EXCEPTIONALLY WELL-PRESENTED and well-proportioned TWO DOUBLE BEDROOM VICTORIAN TERRACED HOUSE with a LOVELY LOW-MAINTENANCE GARDEN and gas central heating.

Accommodation is arranged over two floors comprising a BAY FRONTED LIVING ROOM, separate DINING ROOM, MODERN KITCHEN and ground floor WC, whilst upstairs there are TWO DOUBLE BEDROOMS and a lovely family bathroom. A real feature of this VICTORIAN HOME is its ENCLOSED LOW-MAINTENANCE GARDEN which enjoys plenty of sunshine and offers ample outdoor space to eat al-fresco or entertain.

Conveniently positioned on this sought-after road within easy reach of amenities. Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

HALL

Open plan to:

LIVING ROOM

13'1 x 12'7 (3.99m x 3.84m)

Double glazed bay window to front aspect, double radiator, television point, lovely fireplace, recessed shelving, coving to ceiling, doorway leading to:

INNER HALL

Stairs rising to the upper floor accommodation, further door opening to:

KITCHEN

12'5 x 11'3 (3.78m x 3.43m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double radiator, wood effect vinyl flooring laid in a herringbone pattern, large under stairs storage cupboard, double glazed window to rear aspect with views onto the garden, door to:

DINING ROOM

10'2 x 6'7 (3.10m x 2.01m)

Wood laminate flooring, radiator, television point, double glazed window to side aspect, doorway leading to:

REAR LOBBY

Double glazed door providing access to the rear garden, further door to:

DOWNSTAIRS WC

Low level wc, wash hand basin with mixer tap, tiled flooring, window to rear aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, doors leading to:

BEDROOM

12'3 x 11'7 (3.73m x 3.53m)

Coving to ceiling, radiator, double glazed window to rear aspect, door to:

LARGE BATHROOM

Panelled bath with mixer tap, shower over bath, low level wc, vanity enclosed wash hand basin with mixer tap, radiator, part tiled walls, extractor fan for ventilation, double glazed pattern glass window to side aspect.

BEDROOM

12'5 x 11'3 (3.78m x 3.43m)

Built in storage, radiator, two double glazed windows to front aspect.

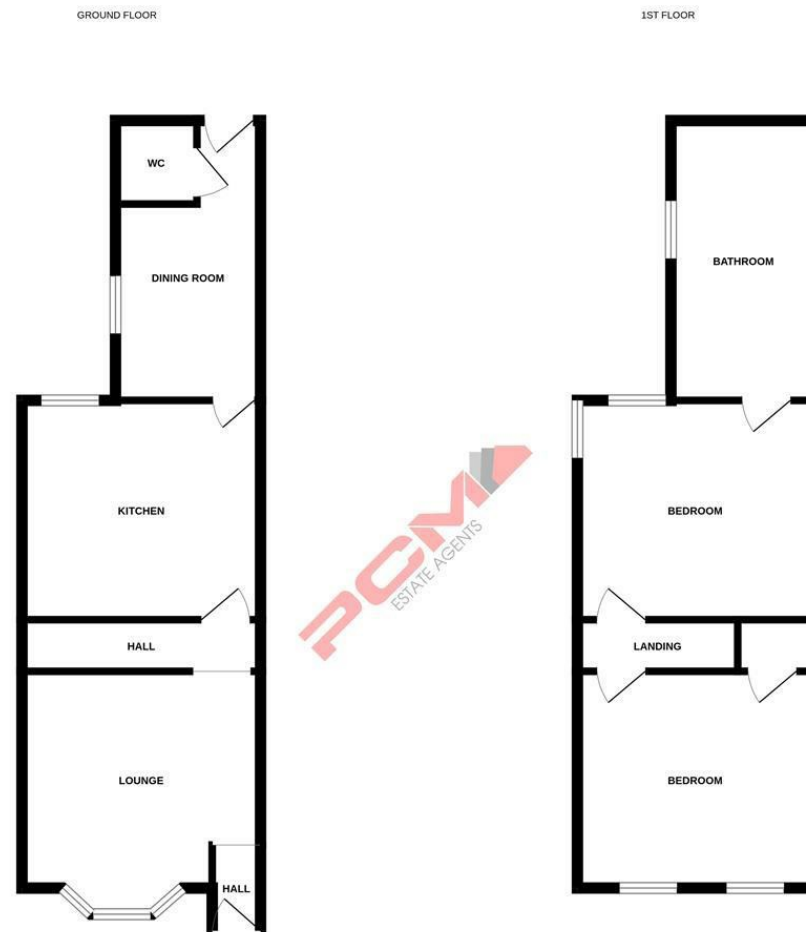
REAR GARDEN

Low maintenance and laid with patio, planted borders and fenced boundaries. The garden is a bit of a sun trap and enjoys plenty of afternoon and evening sunshine.

OUTSIDE - FRONT

Small walled courtyard garden with rose bushes and path to front door.





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 operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.