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**14 Station Road**

- TWO-BEDROOM BACK-TO-BACK TERRACED HOUSE
- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS
- IN NEED OF MODERNISATION

**Offers In Region Of £124,950**  
EPC Rating '63'





## Property Description

### DESCRIPTION

This traditional two-bedroom back-to-back terraced property offers an exciting opportunity for buyers looking to put their own stamp on a home. In need of modernisation throughout, the property provides a blank canvas with excellent potential for modernisation and value uplift.

The accommodation briefly comprises a cosy living room, a kitchen with access to cellar, two well-proportioned bedrooms one with access to usable attic, and a house bathroom. With some thoughtful updating, this property could be transformed into a comfortable and stylish home.

Ideally suited to first-time buyers eager to step onto the property ladder or investors seeking a renovation project with strong rental potential, this home is positioned in a convenient location close to local amenities, transport links, and schools.

A great project with plenty of potential - viewing is highly recommended to appreciate the opportunity on offer.



#### RECEPTION ROOM

13' 1" x 15' 1" (3.99m x 4.6m) A bright and welcoming living space filled with natural light from the large rear-facing window, creating a warm and airy feel throughout. The room offers generous floor space, easily accommodating multiple seating arrangements while still feeling open and uncluttered.

A feature fireplace provides a natural focal point, adding character and a cosy touch to the room. Neutral decor and soft tones enhance the sense of light, making this an ideal space to relax or entertain. An attractive archway detail and high ceilings further add to the room's charm and sense of space.



Practical in layout and comfortable in atmosphere, this living room is perfectly suited for both everyday living and quiet evenings in.

#### KITCHEN

6' 1" x 15' 1" (1.85m x 4.6m) A bright and practical kitchen with plenty of worktop space, storage, and natural light from the large window above the sink. Well laid out with white units, wood-effect worktops, and useful built-in shelving, the space is immediately functional and flows conveniently through the home. While perfectly usable as is, the kitchen offers excellent potential for future modernisation.

Seamlessly accessed from the kitchen, this cellar combines practicality with refined storage.



#### BEDROOM 1

15' 1" x 9' 1" (4.6m x 2.77m) A generously sized main bedroom filled with natural light from the large window, creating a bright and airy feel. The room offers ample floor space for a full suite of furniture and benefits from high ceilings and a pleasant outlook. While the decor reflects its time, the proportions and layout provide an excellent opportunity to modernise and create a comfortable, stylish retreat.

#### BEDROOM 2

9' 1" x 12' 1" (2.77m x 3.68m) A well-proportioned second bedroom with a bright, neutral finish and plenty of natural light from the window overlooking the front aspect. The room offers comfortable space for bedroom furniture and benefits from a calm, modern decor. Importantly, this room provides access to the attic.



#### BATHROOM

4' 1" x 9' 1" (1.24m x 2.77m) A functional bathroom fitted with a walk-in shower, wash basin with storage, and WC. The room benefits from natural light via the frosted window and is fully usable as it stands. While the suite would benefit from modernisation, the layout provides a solid base to update and create a fresh, contemporary space.



#### ATTIC

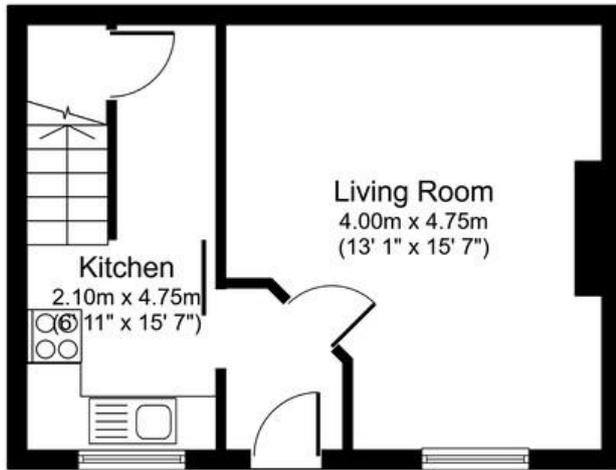
11' 1" x 8' 1" (3.38m x 2.46m) A useful converted attic space accessed via the second bedroom, offering excellent additional room for storage, hobbies, or a home workspace. The area benefits from a skylight window providing natural light, built-in storage, and generous floor space.

While not formally classified as a bedroom due to access, this versatile room adds valuable extra usable space and flexibility to the home.

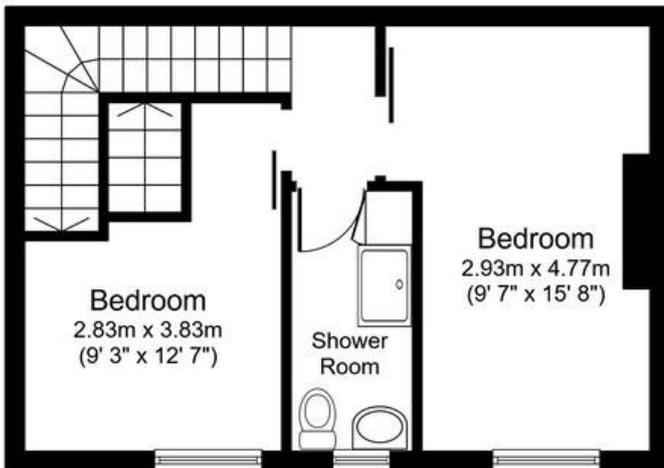
#### EXTERIOR

The property benefits from a private, low-maintenance garden finished with extensive parking, creating an ideal space for outdoor seating and entertaining. Raised planting beds and perimeter fencing add character and privacy, while a gated access point provides practicality. This generous outdoor area offers a pleasant setting to relax with minimal upkeep required.

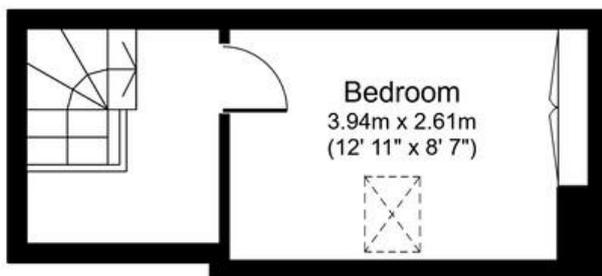




Ground Floor



First Floor



Second Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive		63	85

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Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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