



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Wellington Street

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£95,000

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### Property Introduction

Offered for sale with no forward chain on the vendors side, Crofts are delighted to offer to the market this three bedroom mid terraced property creating an ideal first time or investment purchase. The property has gas central heating and uPVC double glazing and briefly comprises entrance porch, hallway, lounge or bedroom, sitting room or bedroom, living/dining room, w.c and kitchen. To the first floor there is the landing, three bedrooms and a bathroom. Front and rear gardens.

### Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door through to the hallway.

### Hallway

Central heating radiator. Staircase to the first floor.

### Lounge (Potential bedroom)

14' 3" into bay x 11' 7" (4.340m x 3.523m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling and dado rail to the walls.

### Sitting Room (Potential bedroom)

13' 2" x 9' 6" (4.018m x 2.901m)

uPVC double glazed window to the rear aspect. Central heating radiator.

### Cloakroom

3' 6" x 5' 11" (1.055m x 1.808m)

uPVC double glazed window to the side elevation. Fitted with w.c and wash basin.

### Sitting/Dining Room

12' 0" x 9' 2" plus bay (3.645m x 2.801m)

uPVC double glazed bay window to the side elevation. Two central heating radiators. Coving to the ceiling.

### Kitchen

9' 3" x 9' 2" (2.829m x 2.805m)

This bright and spacious kitchen is well-equipped for modern family living. It features a comprehensive range of light oak-effect wall and base units complemented by sleek black worktops and contemporary chrome handles. There is a generous main work surface with a stainless steel sink and drainer beneath a large window, while the opposite side offers a built-in gas hob and oven. A useful breakfast bar area provides extra workspace and casual dining space. The kitchen benefits from ample natural light through both the window and the rear patio door leading to the garden, together with neutral tiled splashbacks and attractive wood-effect flooring.

### Split Level Landing

Loft access.

**Bedroom One**

12' 2" x 15' 2" (3.714m x 4.627m)

uPVC double glazed window to the front elevation. Central heating radiator.

**Bedroom Two**

13' 3" x 9' 7" (4.037m x 2.921m)

uPVC double glazed window to the rear. Central heating radiator.

**Bedroom Three**

8' 11" x 9' 3" (2.723m x 2.810m)

uPVC double glazed window to the rear. Central heating radiator. Boiler.

**Bathroom**

6' 2" x 6' 1" (1.874m x 1.856m)

uPVC double glazed window to the side. Equipped with a close coupled w.c, panelled bath and pedestal wash hand basin. Tiling to the walls.

**Outside**

The property offers gardens to both the front and rear elevations.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Mortgage Services**

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

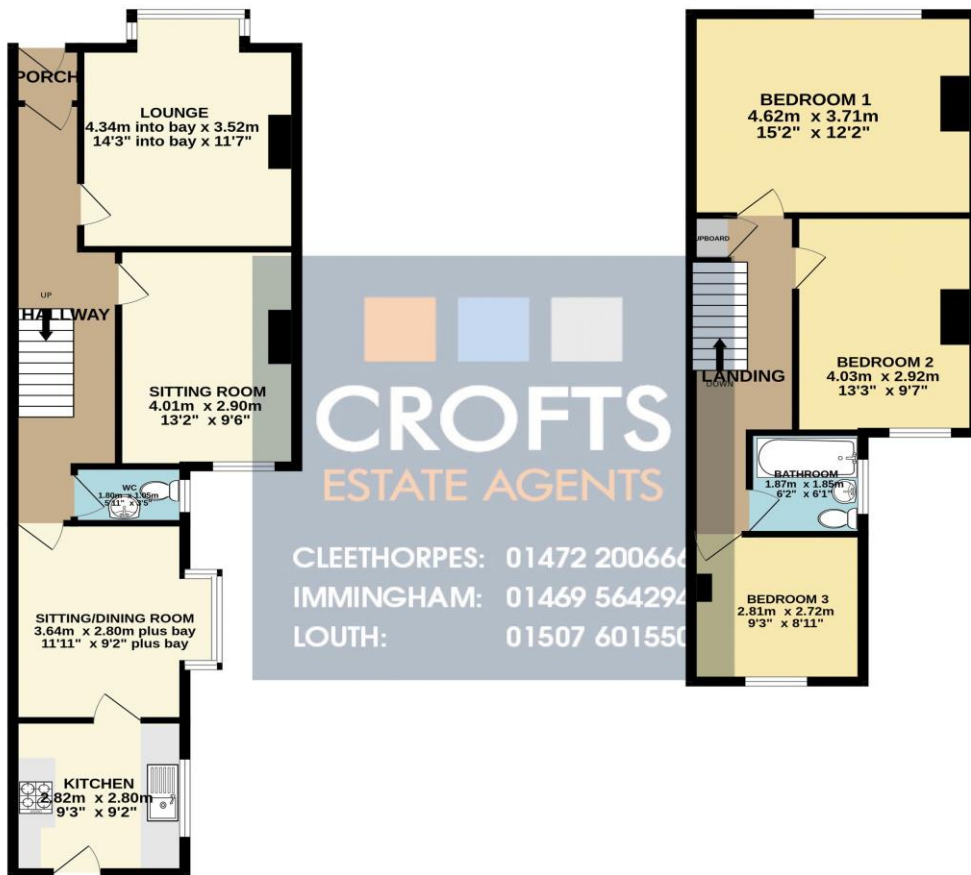
**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR  
58.0 sq.m. (624 sq.ft.) approx.

1ST FLOOR  
47.4 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA : 105.4 sq.m. (1134 sq.ft.) 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 operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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MS/SEQ/8768/08.26