

Aldrin Road, EX4

M^{OV}ELI



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A superb opportunity to acquire a detached house in Pennsylvania, in need of complete modernisation. The property has three bedrooms, a garage, gardens and no onward chain.

- A detached family home
- In need of thorough modernisation
- Excellent opportunity to improve
- Three bedrooms
- Large living room
- Kitchen & bathroom
- Cloakroom & plenty of storage
- Garage & off-street parking
- Front & rear gardens
- No onward chain

This detached house is perfect for anyone looking to acquire a refurbishment project in a sought-after part of the city. The property needs complete modernisation but represents a fantastic opportunity to improve and add value.

The property has spacious accommodation, spread over three staggered floors, including a double bedroom and W.C on the ground floor. From the half landing there is a living room with window overlooking the garden and the kitchen, which is fitted with wall and base units. On the top floor there are two further bedrooms and the bathroom.

Externally there is a small front garden with a driveway leading to the garage. To the rear there is a lawned garden.





LOCATION

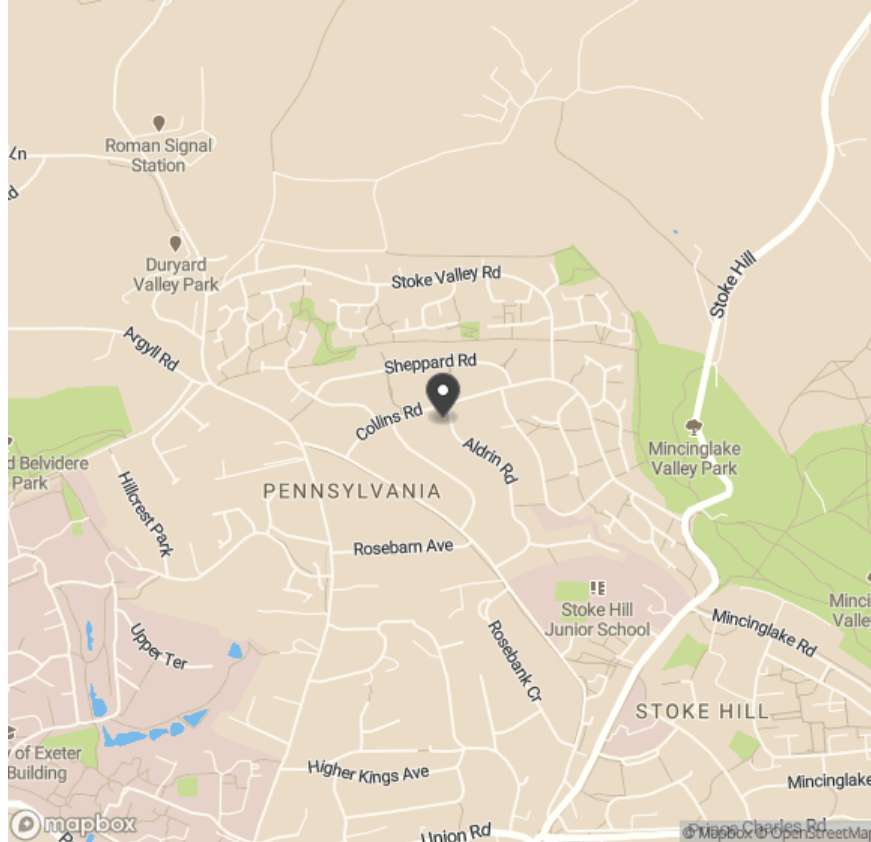


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

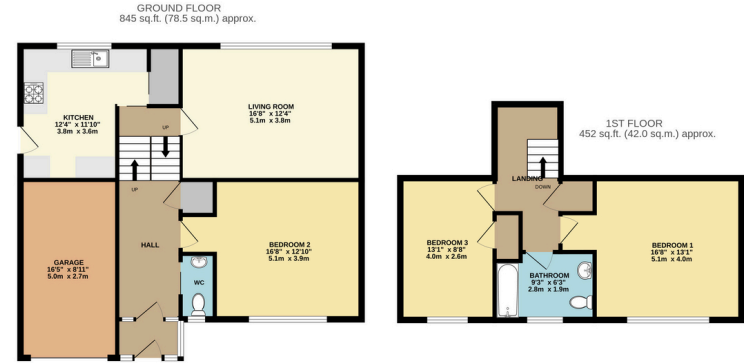
Current: **60**

Potential: **81**



FLOOR PLAN

1070 sq ft (99 sq m)



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas 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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