



0.3, 22, JOHN STREET, GOUROCK, PA19
1PS

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ESTATE AGENTS







Description

Set within a blond sandstone property this one bedroom GROUND FLOOR FLAT occupies a desirable central location close to the town centre with all its amenities and transport facilities. Internal upgrading and modernisation is required which is reflected in the asking price. Once the works are completed this flat will offer an ideal first time purchase, a home for downsizers or a rental investment opportunity.

Specification includes: double glazing and electric heating. The building is protected by a security entry system. There is a communal rear drying green. There are two private cellars. The compact front garden is private to this flat.

Accommodation comprises: Entrance Hallway by timber door with inbuilt cupboard. There is a front facing Lounge with two light window formation and shelved alcove. The basic Kitchenette is on open plan with the lounge and features beige toned fitted units and marble style work surfaces.

The rear facing double sized Bedroom has a two light window and cupboard storage. There is a Bathroom offering a basic three piece suite comprising: pedestal wash hand basin, wc and bath plus an inbuilt cupboard.

Viewing is highly recommended for an affordable home within this sought after location. EPC = E



Measurements

Hallway

Lounge

3.18m x 3.89m (10'5 x 12'9)

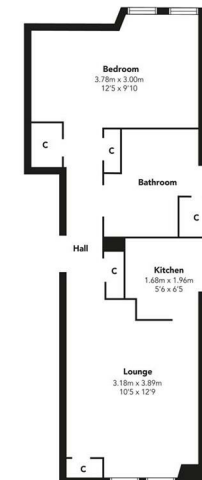
Kitchenette

1.68m x 1.96m (5'6 x 6'5)

Bedroom

3.78m x 3.00m (12'5 x 9'10)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plusplans









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