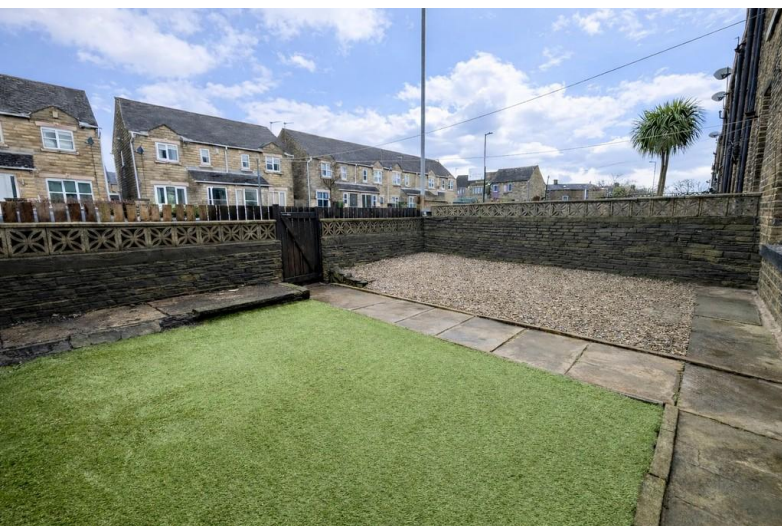


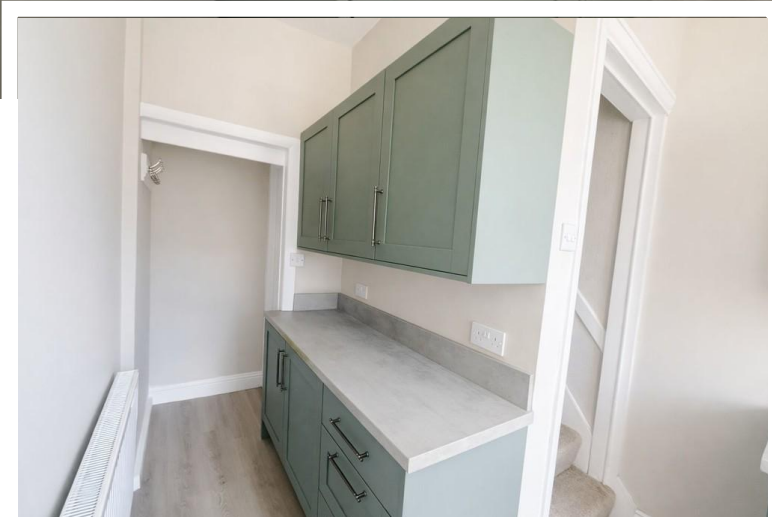


8 Station Road

- THREE BEDROOM BACK TO BACK TERRACED HOUSE
- FULLY RENOVATED
- SPACIOUS THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS

Offers In Region Of £150,000
EPC Rating '47'





Property Description

DESCRIPTION

This beautifully refurbished three-bedroom back-to-back offers spacious, modern living arranged over three floors, finished to an excellent standard throughout.

The ground floor provides a bright and inviting living space alongside a newly fitted contemporary kitchen, complete with integrated appliances including a brand new fridge, oven and gas hob, washing machine and a year old boiler which has been recently serviced.

To the upper floors are three well-proportioned bedrooms, including a striking top-floor room featuring exposed beams, creating a real sense of character. A sleek, modern bathroom suite completes the internal accommodation.

Further benefits include brand new carpets throughout and a useful dry cellar offering valuable additional storage.

Externally, the property enjoys a low-maintenance garden area, ideal for relaxing and entertaining.



FRONT ENTRANCE

The property is accessed via a small front entrance hall which provides access to both the kitchen and the living room. The space offers a practical area for coats and shoes and creates a natural separation from the main living accommodation.

RECEPTION ROOM

13' 1" x 15' 1" (3.99m x 4.6m) A bright and spacious living room, beautifully presented with fresh neutral decor and new carpets throughout, creating a warm and inviting space. A large window allows for plenty of natural light, enhancing the airy feel of the room. The focal point is the stylish feature fireplace, complemented by decorative ceiling detailing and coving which add a touch of character. Well-proportioned and versatile, the room offers ample space for both seating and dining areas, making it ideal for relaxing or entertaining.



KITCHEN

7' 1" x 15' 1" (2.16m x 4.6m) A newly fitted, contemporary kitchen finished to a high standard, featuring stylish units and ample worktop space. The kitchen is equipped with a new gas hob and cooker, integrated fridge, and washing machine, offering both practicality and a sleek modern finish. A large window provides plenty of natural light, creating a bright and airy feel, while the layout maximises both storage and functionality.

The property also benefits from a boiler installed just 12 months ago, which has also been serviced and comes with the reassurance of a four-year parts warranty. There is also access to a useful cellar, ideal for additional storage.



CELLAR

6' 1" x 15' 1" (1.85m x 4.6m) Accessed from the kitchen, the cellar provides useful additional storage space and has been improved with painted brickwork and flooring for a cleaner, more practical environment. Lighting is installed and a small window offers ventilation.

A versatile area with potential for a range of uses, subject to any necessary consents.



BEDROOM 1

15' 1" x 11' 1" (4.6m x 3.38m) A spacious well-presented main bedroom, finished in fresh neutral decor with new carpets throughout creating a bright and comfortable space. A large window allows for plenty of natural light, enhancing the airy feel of the room.

The room further benefits from built-in storage, offering practical wardrobe space, while a feature fireplace adds a touch of character. Well-proportioned and versatile, this bedroom provides



ample space for a king-size bed and additional furnishings.

BATHROOM

13' 1" x 8' 11" (3.99m x 2.72m) A newly fitted, modern bathroom finished to a high standard, featuring a white three-piece suite comprising bath with shower over, pedestal hand wash basin and WC. The space is complemented by contemporary wall tiling, stylish flooring, and neutral decor throughout, creating a fresh and bright feel. A frosted window allows for natural light while maintaining privacy, making this a practical and well-presented bathroom.

BEDROOM 2

13' 1" x 8' 1" (3.99m x 2.46m) A well-proportioned second bedroom, tastefully finished in neutral decor with new carpets throughout. The room benefits from a velux-style window, allowing for plenty of natural light and creating a bright and airy feel. The sloped ceiling adds character, while the space comfortably accommodates a bed and additional furnishings, making it ideal as a bedroom.

BEDROOM 3

9' 1" x 7' 2" (2.77m x 2.18m) A charming third bedroom located on the top floor, featuring exposed wooden beams that add character and a unique sense of style. The room is finished in neutral decor with new carpets, creating a bright and inviting space.

A Velux-style window allows for plenty of natural light, enhancing the airy feel, while the layout makes this an ideal bedroom, home office or dressing room

EXTERIOR

To the front of the property is a low-maintenance garden designed for ease of upkeep. Featuring a combination of artificial lawn, paved pathways and a gravelled area, the space offers practicality along with potential for further landscaping or personalisation.

Enclosed by stone walling with gated access, it provides a pleasant area to sit out while enhancing the home's kerb appeal. A passageway runs down the side of the house, where a shed provides useful additional storage.

PURCHASE DETAILS: Please note that the services & appliances have not been tested & the property is sold on that basis.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		