



## Corporation Road, offers in excess of £280,000

- Brilliant location
- 5 Bedrooms
- Perfect investment opportunity
- Council tax Band A
- Perfect opportunity to improve
- EPC Rating: D



 5  2  2



## About the property

This spacious and versatile property is ideally located close to the town centre, offering excellent access to local amenities, shops, and transport links.

The ground floor comprises a former shop unit, currently used for storage, presenting potential for a variety of uses subject to the necessary consents. Also on this level is a dining room, a comfortable lounge, and a compact kitchen, providing a practical and flexible living arrangement.

On the first floor, the property benefits from a bright and generously sized living room, creating an additional communal space. There are also two well-proportioned double bedrooms, a useful utility area, and a family bathroom, all arranged to support comfortable day-to-day living.

The second floor offers three further double bedrooms, making the property ideal for larger households or investors seeking strong rental potential. The layout provides ample accommodation spread across three floors, allowing for flexibility in use and occupancy.



## Accommodation

### Shop

15' 9" x 15' 9" ( 4.80m x 4.80m )

### Dining Room

13' 9" x 9' 2" ( 4.19m x 2.79m )

### Lounge

12' 2" x 11' 2" ( 3.71m x 3.40m )

### Kitchen

10' 6" max x 7' 3" max ( 3.20m max x 2.21m max )

### Landing

### Living Room

15' 9" x 14' 5" ( 4.80m x 4.39m )

### Bedroom 4

13' 9" x 9' 10" ( 4.19m x 3.00m )

### Utility

7' 10" x 6' 11" ( 2.39m x 2.11m )

### Bathroom

7' 3" x 5' 2" ( 2.21m x 1.57m )

### Bedroom 5

11' 2" x 10' 6" ( 3.40m x 3.20m )

### Landing

### Bedroom 1

15' 9" x 14' 5" ( 4.80m x 4.39m )

### Bedroom 2

13' 9" x 9' 10" ( 4.19m x 3.00m )

### Bedroom 3

11' 10" x 10' 2" ( 3.61m x 3.10m )

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## Floorplan



Total floor area 202.2 m<sup>2</sup> (2,177 sq.ft.) approx

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