





A TWO BEDROOM HOUSE located in the SOUGHT AFTER PRESTON PARK AREA close to LONDON ROAD STATION. The accommodation comprises DOUBLE ASPECT LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS, MODERN BATHROOM, SEPARATE WC, WEST ASPECT COURTYARD, OFF STREET PARKING SPACE, EPC C.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- UNIQUE END OF TERRACE COTTAGE
- CLOSE TO LONDON ROAD STATION
- TWO DOUBLE BEDROOMS
- DOUBLE ASPECT LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM + SEPARATE WC
- OFF STREET PARKING SPACE
- WEST ASPECT COURTYARD
- A MUST VIEW PROPERTY





GROUND FLOOR

LOUNGE/DINING ROOM

Double aspect, double glazed timber framed patio doors giving access to PARKING SPACE/PATIO, double glazed timber framed sash window, recessed downlighting, understairs cupboard, two radiators, stairs rising to FIRST FLOOR.

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, gas hob with extractor fan over, washing machine, fridge/freezer, wall mounted combination boiler, recessed downlighting, wooden flooring, radiator, double aspect, East aspect double glazed timber framed sash window, West aspect patio doors to COURTYARD.

SEPARATE WC

Fitted with white suite comprising low level close coupled WC, wash hand basin with tiled splashback, fitted mirror over.

FIRST FLOOR

FIRST FLOOR LANDING

East aspect double glazed timber framed sash window, recessed downlighting, radiator.

BEDROOM 1

Double aspect, two double glazed timber framed sash windows, recessed downlighting, radiator.

BEDROOM 2

East aspect double glazed timber framed sash window, recessed downlighting, radiator.

BATHROOM

Fitted with white suite comprising panelled bath with electric shower over and screen to side, pedestal wash basin with mixer tap, low level close coupled WC, part tiled walls, recessed downlighting, extractor fan, radiator, frosted double glazed timber framed sash window.

EXTERNAL

OFF STREET PARKING SPACE

Gated, located to the side of the house, could also be used as a further garden space..

COURTYARD

Paved, west aspect.

ADDITIONAL INFORMATION

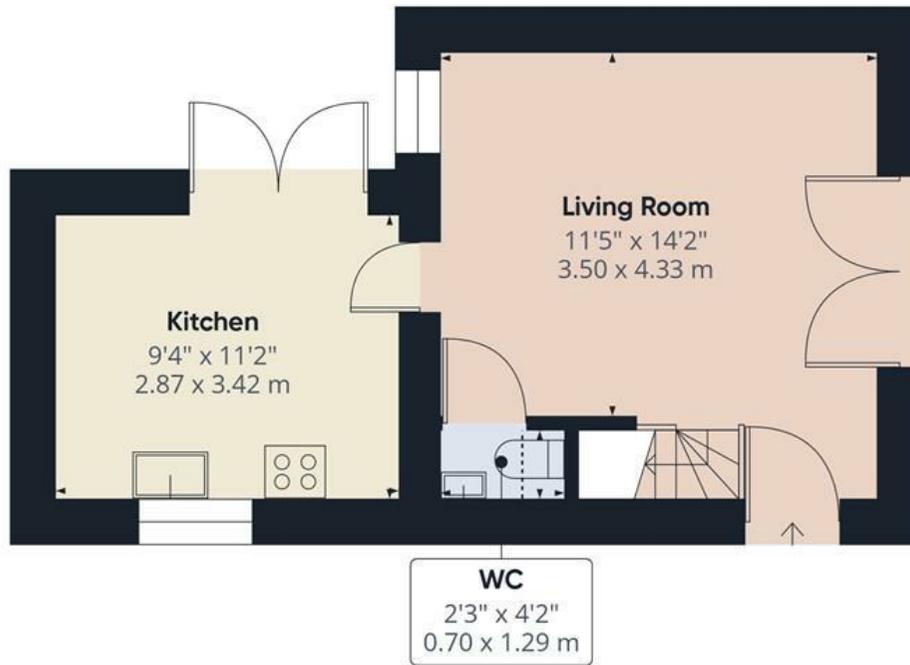
Lease - 999 years from 2005 - Share of Freehold

Maintenance - As and when needed.

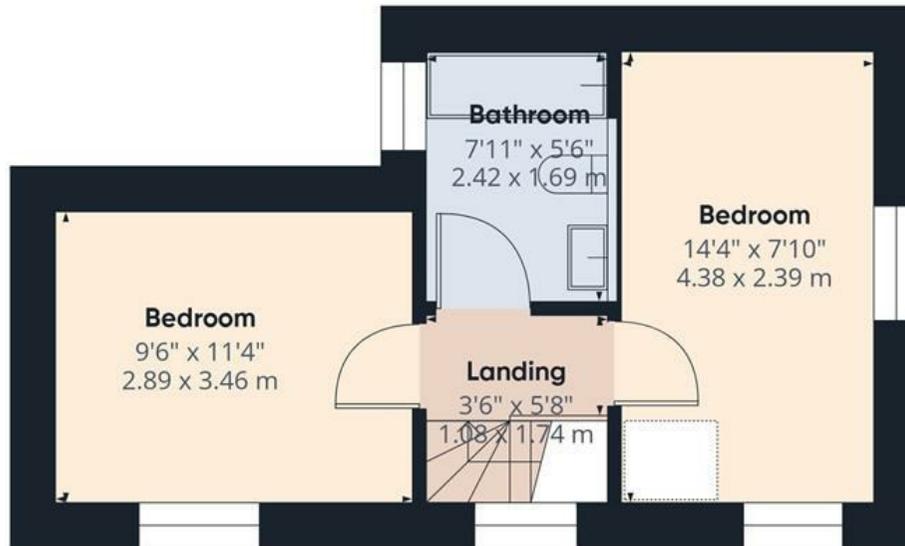
Ground rent - £0

Council Tax Band C - £2,182.92





Ground Floor



Floor 1



Approximate total area⁽¹⁾

590 ft²

54.8 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

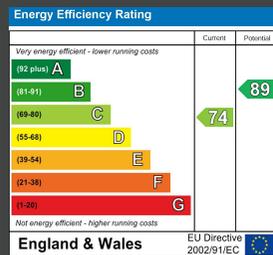
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

Tel: 01273 323000
 Email: sales@brices.co.uk
 www.brices.co.uk

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