







**Offered for sale with NO UPPER CHAIN is this fantastic FIRST FLOOR, GARDEN MAISONETTE. It is situated within a PRIME AND CENTRAL LOCATION, close to the vibrant CITY CENTRE and walking distance to the mainline railway STATION. The property does require some modernisation and benefits some CHARACTERFUL FEATURES, including exposed polished floorboards and a feature fireplace.**

**Asking Price: £290,000**

We enter into the private entrance hall, up the stairs, and on to the hallway landing. From here, you can find the kitchen with views over the old conservation area and the historic Cathedral, and the spacious living room with a gorgeous feature fireplace.

There is a good-sized principal bedroom, a further bedroom or study, and an airy bathroom.

Externally the property enjoys a low maintenance rear garden.

In our opinion, this excellent property would make a perfect first-time or investment purchase due to its superb location.









Entrance lobby

### FIRST FLOOR

Living Room 3.58m x 3.39m (11'9" x 11'1").

Kitchen 2.84m x 2.51m (9'4" x 8'3").

Bathroom

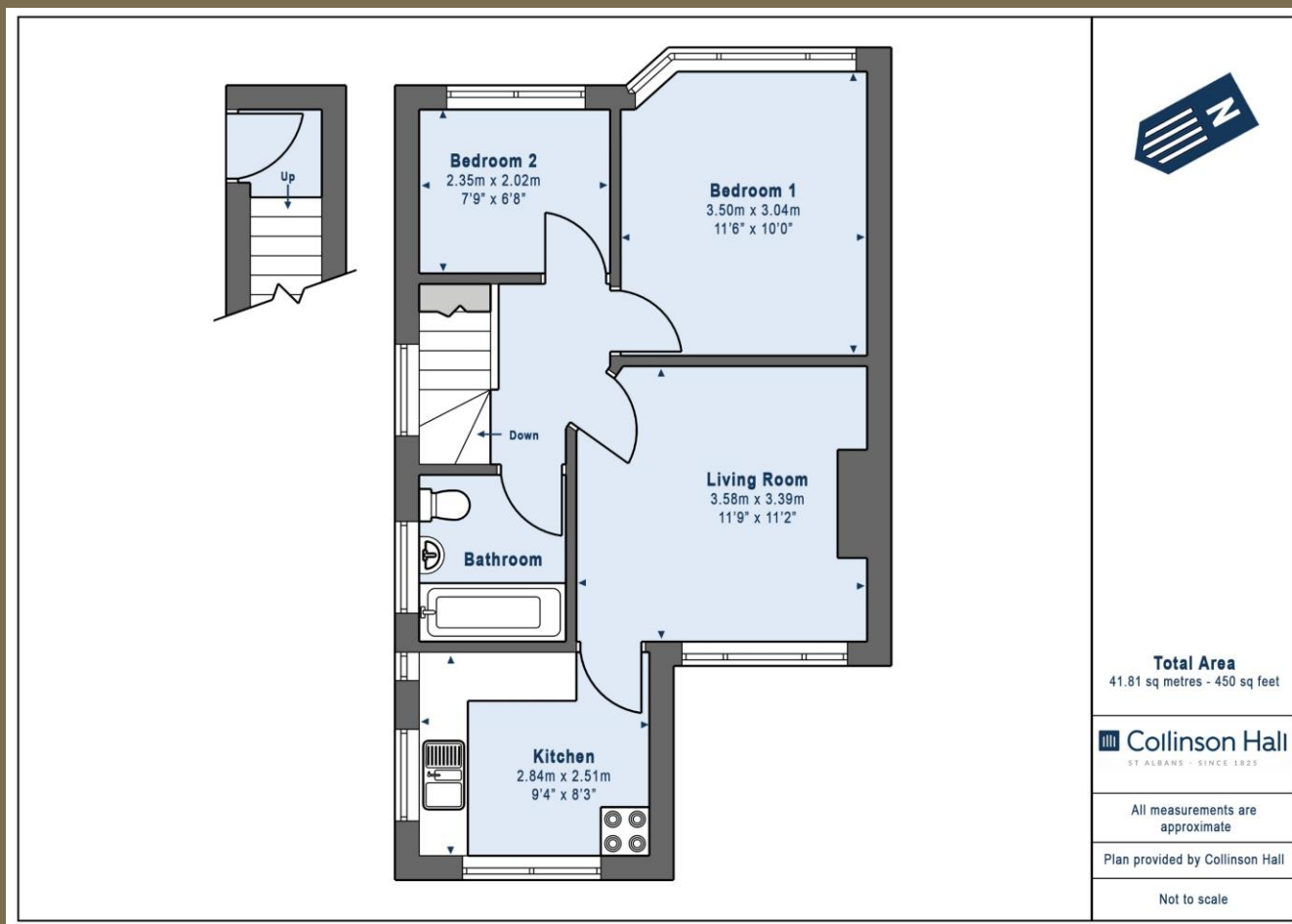
Bedroom 1 3.50m x 3.04m (11'6" x 10').

Bedroom 2 2.35m x 2.02m (7'9" x 6'8").









#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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