





A well-presented TWO BEDROOM END OF TERRACE house situated within the CONSERVATION AREA and in a PRIME LOCATION, moments from both the vibrant CITY CENTRE, and the mainline railway STATION.

Guide Price: £475,000

The accommodation is arranged over two levels and comprises a living room, kitchen/dining room, two bedrooms, and first-floor bathroom and provides access to the loft which is part-boarded with a ladder, power, and lighting. Outside, the property benefits from an enclosed rear garden and an allocated parking space.

EPC Rating: D 68

Council Tax Band: D





Entrance Hall

Living Room 3.95m x 3.33m (13' x 10'11").

Kitchen 3.33m x 2.96m (10'11" x 9'9").

Bedroom 1 4.06m x 3.33m (13'4" x 10'11").

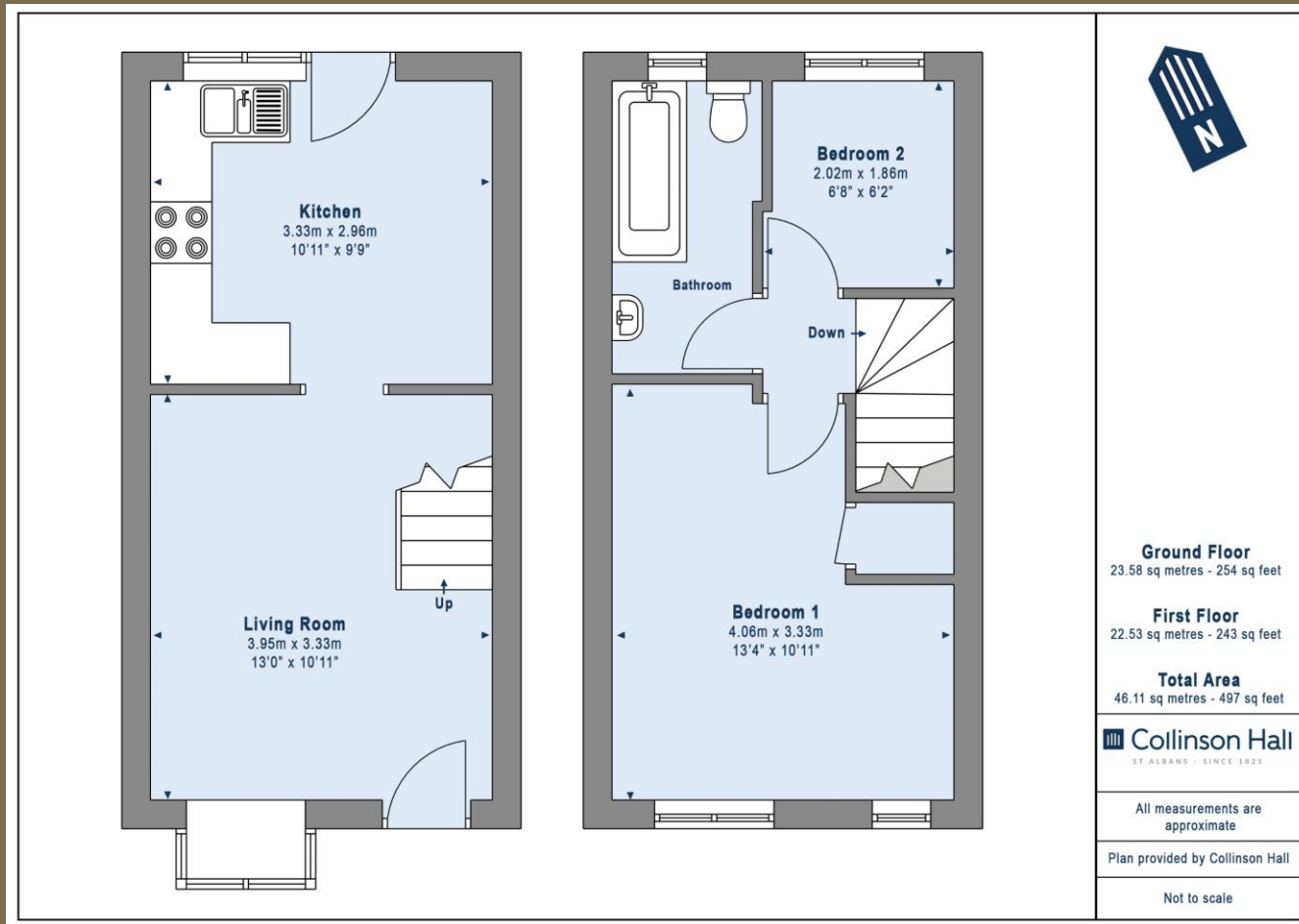
Bedroom 2 2.02m x 1.86m (6'8" x 6'1").

Bathroom

Garden

Private Parking Space





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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