





A character two bedroom home with superb potential for further enhancement, garden, no onward chain and within a short walking distance to the city centre.

Offers Over: £425,000

Situated within one mile of the City station is this charming period cottage that requires modernisation. The home has been within the current family for many years. The home is arranged to offer separate reception rooms and kitchen open to the rear garden a downstairs family bathroom, to the first floor there are two generous bedrooms. To the rear you will find a courtyard style garden and to the front a walled garden area.





Ground Floor

Living Room	3.63m x 3.66m
Dining Room	3.64m x 3.71m
Kitchen	2.19m x 2.43m
Bathroom	

First Floor

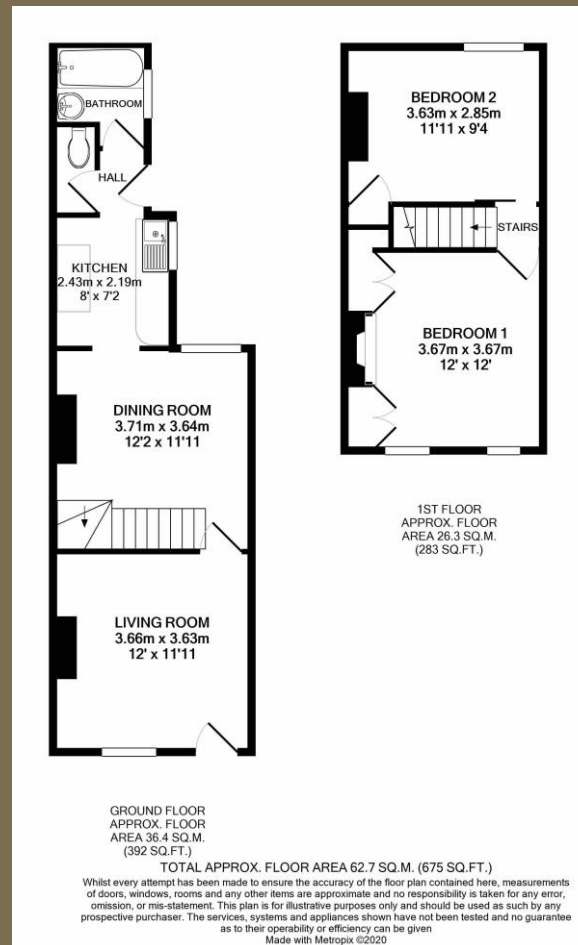
Bedroom 1	3.67m x 3.67m
Bedroom 2	3.63m x 2.85m

Outside

Front Garden
Rear Garden







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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