





Situated in the heart of BERNARDS HEATH this charming THREE BEDROOM END OF TERRACE HOUSE is offered with NO UPPER CHAIN and is within EASY REACH of the City Centre and MAINLINE train station.

Offers Over: £650,000

Presented as an excellent project opportunity, and spanning over 860 square feet of accommodation, this property offers a wealth of potential to create a fabulous home with excellent scope for extension subject to the usual consent. The current accommodation is spread over two floors and comprises two reception rooms, a good-sized kitchen, and a bathroom on the ground floor. The first floor provides three well-proportioned bedrooms. This property also has an expansive loft space. Outside there is a pleasant garden that benefits from gated rear access. This charming home is conveniently located for Thameslink Station, the city centre, Bernards Heath recreation space, and a variety of favoured junior schools.

EPC Rating: D 56
Council Tax Band: E





Entrance Hall

Living Room 3.63m x 2.96m (11'11" x 9'9").

Dining Room 3.94m x 3.24m (12'11" x 10'8").

Kitchen 2.66m x 2.65m (8'9" x 8'8").

Bathroom

Bedroom 1 3.94m x 3.64m (12'11" x 11'11").

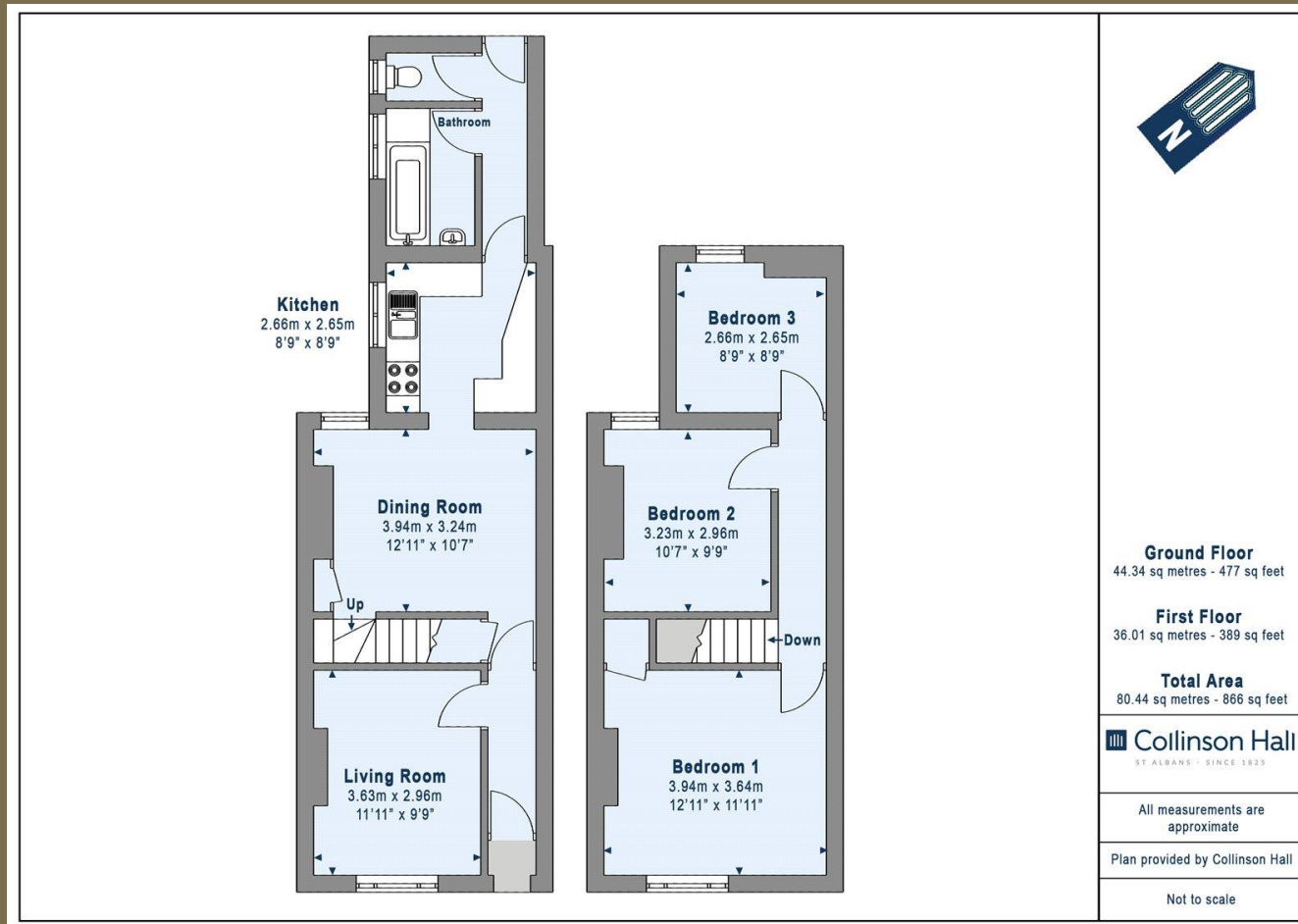
Bedroom 2 3.23m x 2.96m (10'7" x 9'9").

Bedroom 3 2.66m x 2.65m (8'9" x 8'8").

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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