





Situated on this **HIGHLY REGARDED ROAD** and surrounded by amenities including transport and shopping facilities, this property, that requires extensive updating and modernisation, is arranged as three self-contained units over the two floors.

Offers Over: £800,000

The home briefly comprises a ground floor one-bedroom maisonette with self-contained kitchen and bathroom. To the first floor there is a further self-contained private one-bedroom flat with kitchen and fitted bathroom suite. To the rear of the property there is access to the third self-contained property which is arranged over two floors and offers a fitted kitchen and bathroom. Externally there is parking available on street.

EPC Rating: D



**Collinson
Hall**



Flat 4a

Kitchen/Living Room 4.75m x 3.07m (15'7" x 10'7'3").

Bedroom 3.65m x 2.09m (12' x 6'10").

Shower Room

Flat 4b

Kitchen / Living Room 4.75m x 4.05m (15'7" x 13'3").

Bedroom 3.65m x 2.05m (12' x 6'9").

Bathroom

Flat 4c

Living Room 3.50 x 2.66m (3.50 x 8'9").

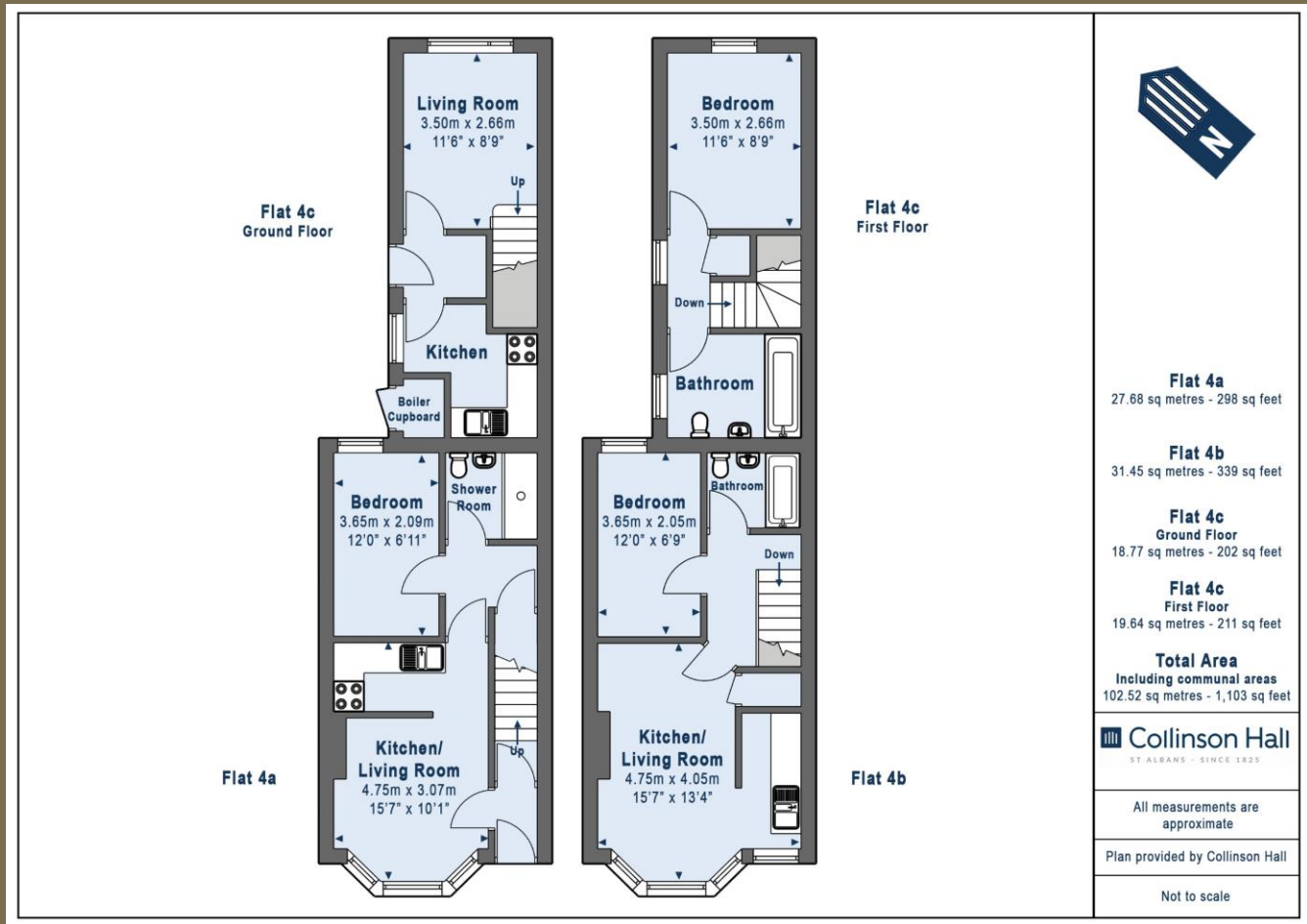
Kitchen

Bedroom 3.50m x 2.66m (11'6" x 8'9").

Bathroom

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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