



A TWO BEDROOM SEMI DETACHED HOME situated a short distance from both the **CITY CENTRE** and **MAINLINE RAILWAY STATION**. The property is offered to the market **CHAIN FREE** and is in need of modernisation.

Guide Price: £425,000

The property is arranged to offer on the ground floor, entrance hall, living room, kitchen and conservatory. To the first floor are two good sized bedrooms and a bathroom. Externally there is a rear gardens laid to lawn and to the front a driveway. The property lends itself to modernisation and furniture development, having been within the same family for over 35 years.

EPC Rating: TBC
Council Tax Band: C



Entrance Hall

Living Room 4.40m x 3.97m (14'5" x 13').

Kitchen 4.90m x 2.27m (16'1" x 7'5").

Conservatory 3.08m x 3.05m (10'1" x 10').

Bedroom 1 3.97m x 3.59m (13' x 11'9").

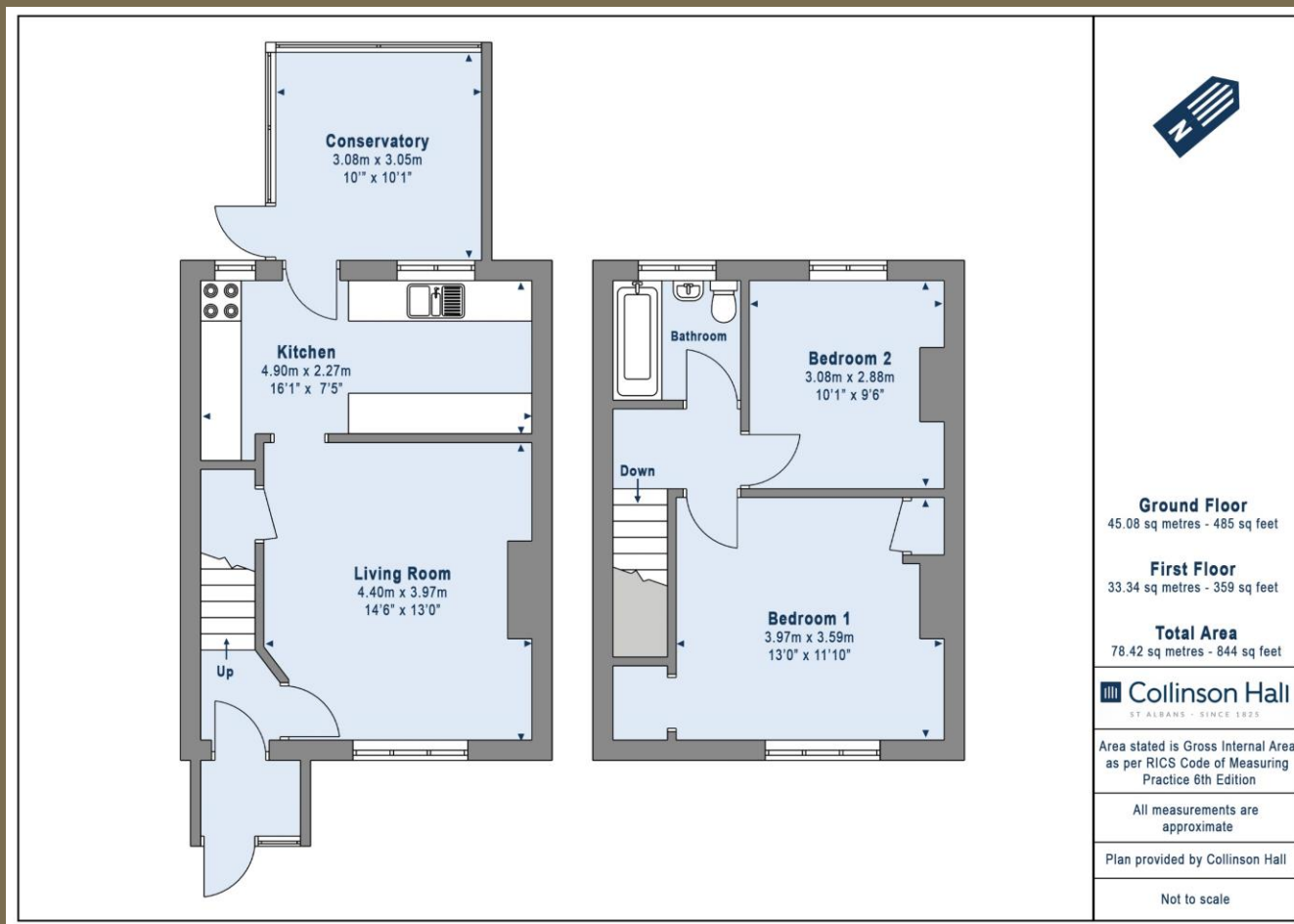
Bedroom 2 3.08m x 2.88m (10'1" x 9'5").

Bathroom

Garden

b





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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