







**A SPACIOUS and beautifully presented BAY FRONTED PERIOD PROPERTY situated within a PRIME AND CENTRAL LOCATION, close to the vibrant city centre and mainline railway station.**

**Guide Price: £750,000**

This exceptional three-storey home perfectly combines timeless Victorian elegance with smart, contemporary design to offer both charm and space in equal measure. Upon entering, you're welcomed by a graceful hallway decorated with attractive parquet flooring that seamlessly leads into a beautifully bright, bay-fronted living room. This inviting space boasts a striking feature fireplace, creating a warm and characterful focal point. At the heart of the home lies a stunning modern kitchen, thoughtfully finished in stylish neutral tones. It offers ample space for a dining table, ideal for family meals or entertaining guests, and provides direct access to a separate utility room. From here, a door opens out to the garden, extending the living space outdoors. The hallway also reveals stairs to the basement level, currently arranged as a second reception room. Enhanced by underfloor heating, this versatile space is perfect for a cosy snug, playroom, or home office. Upstairs, you'll find two well-proportioned bedrooms, each offering ample natural light through elegant, traditional sash-style windows and a high-end, four-piece contemporary bathroom suite with a sleek separate shower and a luxurious bathtub. Outside, there is a thoughtfully designed, low-maintenance garden with a small lawned area and a spacious patio offering the perfect setting for al fresco dining and relaxing.

EPC Rating: C

Council Tax Band: E









Entrance Hall

Living/Dining 3.91m x 3.30m (12'10" x 10'10").

Kitchen/Dining 3.84m x 3.10m (12'7" x 10'2").

Utility Room 2.62m x 2.39m (8'7" x 7'10").

Bedroom 1 4.34m x 3.23m (14'3" x 10'7").

Bedroom 2 3.84m x 2.64m (12'7" x 8'8").

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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