







**Offered for sale with NO UPPER CHAIN is this RECENTLY REFURBISHED three-bedroom PERIOD PROPERTY situated on a highly sought after location close to the vibrant CITY CENTRE and the mainline railway STATION.**

**Offers Over: £700,000**

The accommodation is arranged over two levels and comprises an open plan living/dining room, guest cloakroom and a stylish refitted kitchen with integrated appliances. On the first floor there are three bedrooms and a modern family bathroom. There is access to a useful loft space which is boarded with light connected. Externally the property benefits from a good size rear garden. In our opinion, this already stunning property could be extended subject to obtaining the necessary planning consents.

EPC Rating: TBC

Council Tax Band: D



**Collinson  
Hall**









Entrance

Living/Dining 7.50m x 4.04m (24'7" x 13'3").

Cloakroom

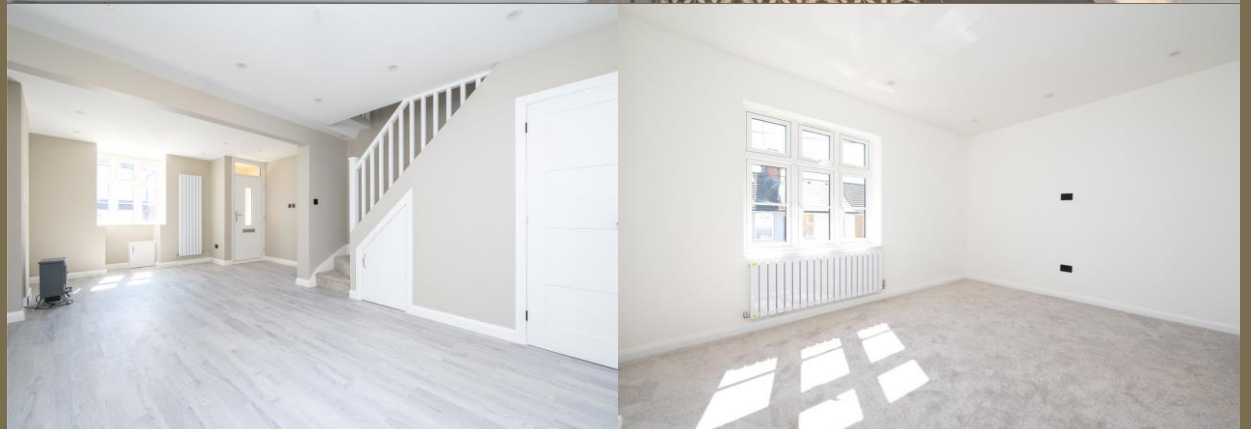
Kitchen 3.25m x 2.30m (10'8" x 7'7").

Bedroom 1 4.04m x 3.32m (13'3" x 10'11").

Bedroom 2 3.31m x 2.35m (10'10" x 7'9").

Bathroom 2.34m x 1.59m (7'8" x 5'3").

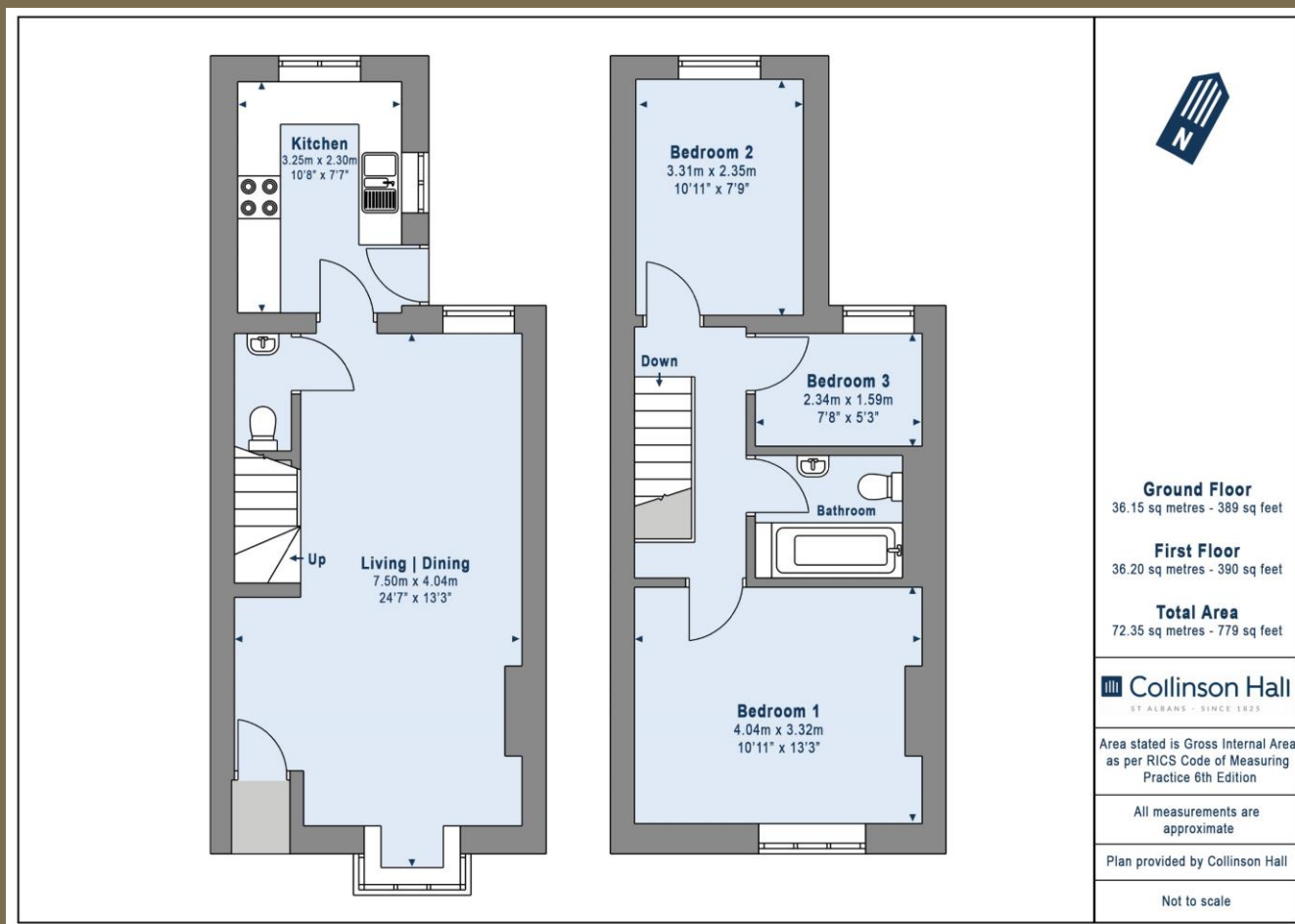
Garden











#### 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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