





A beautifully presented TWO bedroom house close to the MAINLINE station, and within a ten minute walk of the vibrant city centre, that benefits from RESIDENTS PARKING.

Guide Price: £800,000

This charming period end-of-terrace house spans three floors. The ground floor features a split-level, open-plan living and dining area that is spacious and inviting. The modern kitchen is well-appointed, offering ample storage and access to the outdoor space. On the lower ground floor, the basement has been converted to include an additional bedroom or reception area, complete with a guest shower room. Upstairs, you will find two good-sized bedrooms, both flooded with natural light, perfect for creating a peaceful retreat. A stylish family bathroom is also located on this level, equipped to a high standard.

Outside, the property boasts a low-maintenance garden with both lawn and patio areas, as well as a useful storage shed. With its character features and lovely outdoor space, this house presents a wonderful opportunity to create a cozy and inviting home.

EPC Rating: E 54
Council Tax Band: D





Entrance

Living Room 4.68m x 3.30m (15'4" x 10'10").

Dining Room 4.68m x 3.71m (15'4" x 12'2").

Kitchen 5.05m x 2.10m (16'7" x 6'11").

Basement 4.52m x 3.28m (14'10" x 10'9").

Shower Room

Bedroom 1 4.68m x 3.45m (15'4" x 11'4").

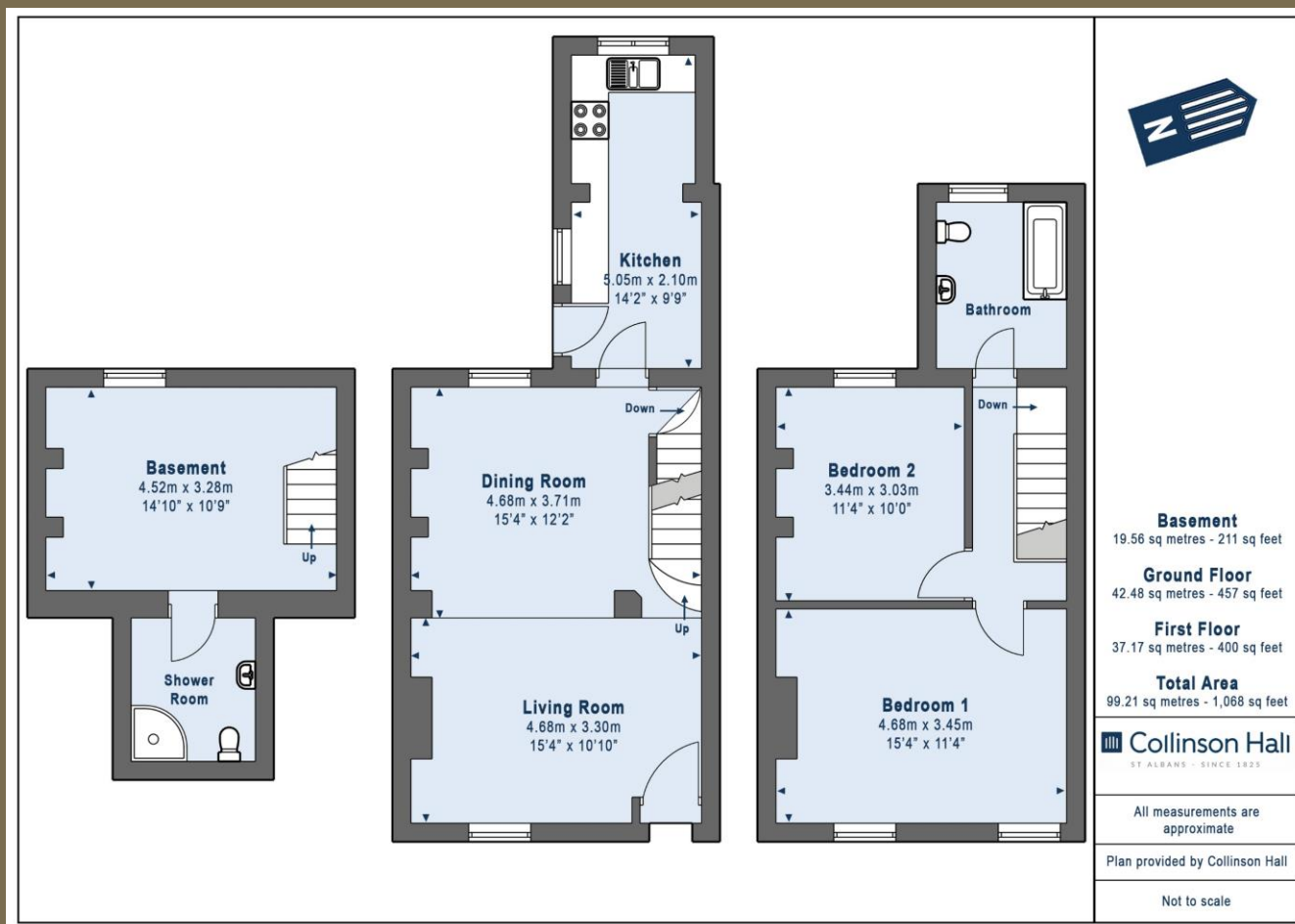
Bedroom 2 3.44m x 3.03m (11'3" x 9'11").

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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