









**A BEAUTIFUL THREE BEDROOM CHARACTER HOME**, with a stunning kitchen breakfast room, offering **SPECTACULAR VIEWS** of the Watercress nature reserve, within **WALKING DISTANCE** to the city centre and mainline railway station.

**Offers Over: £750,000**

Offering bright and spacious accommodation, this property is in excellent condition and offers two reception rooms. With a feature log burner, the main living room opens to the fantastic open plan kitchen/dining room with all the relevant integrated appliances and is designed to capture the nature reserve views, situated behind the home. There is access to a useful basement from the kitchen, currently used as a home office, and lends itself to be a second reception room. There are two good-sized bedrooms and a family bathroom on the first floor. On the second floor, there is a spacious bedroom with a range of storage. Externally, a private rear garden is presented over split levels, which has been landscaped and kept to a beautiful standard.









Entrance

Living Room 3.97m x 3.64m (13' x 11'11").

Kitchen/ Dining Room 7.48m x 3.97m (24'6" x 13').

Basement 3.87m x 3.60m (12'8" x 11'10").

Bedroom 1 3.97m x 3.64m (13' x 11'11").

Bedroom 2 2.75m x 2.19m (9' x 7'2").

Bathroom

Bedroom 3 5.04m x 3.51m (16'6" x 11'6").

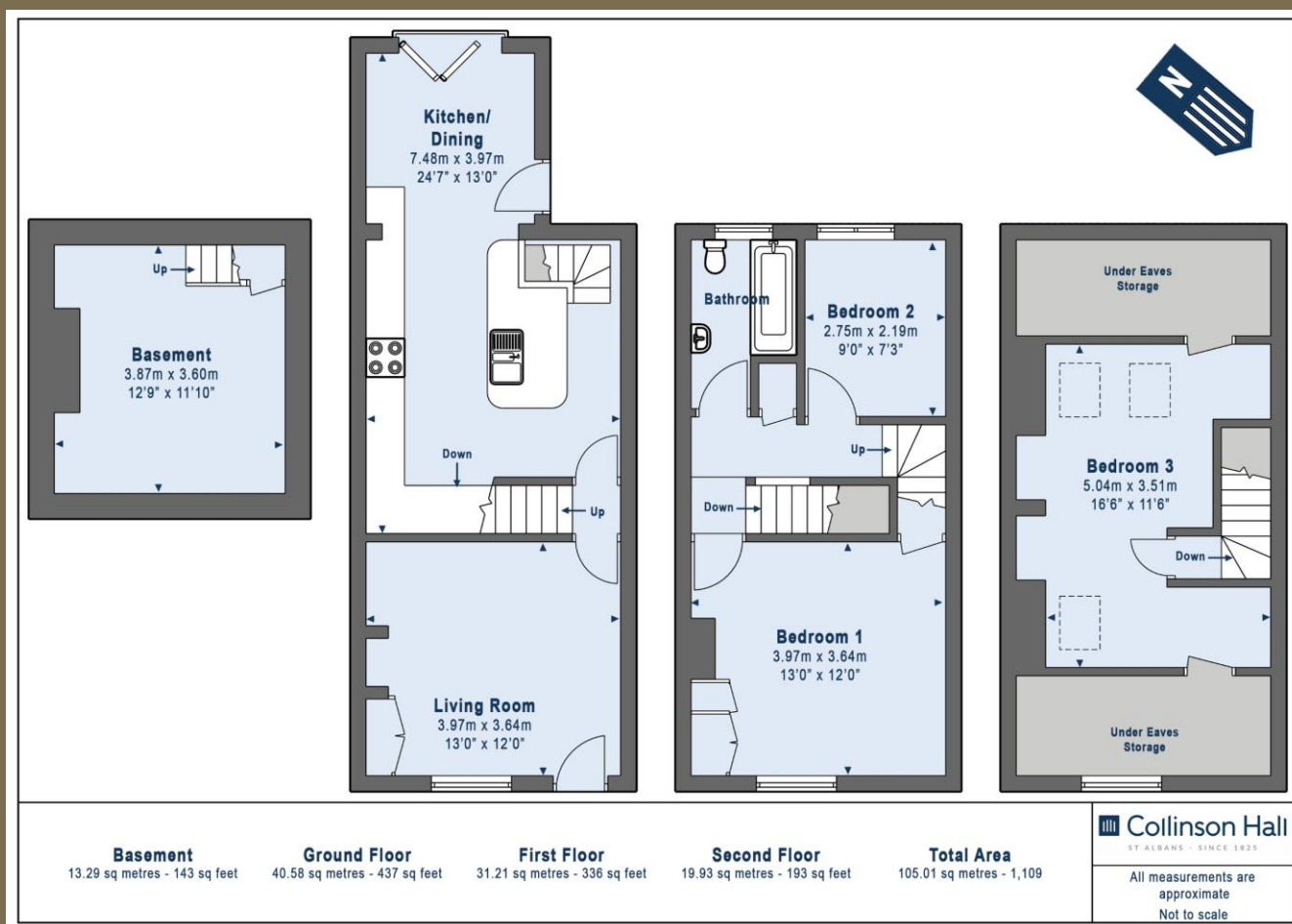
Garden











#### 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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