







PCM
ESTATE AGENTS

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Price £215,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE TWO BEDROOM, TWO RECEPTION ROOM, MID TERRACED HOUSE, IN NEED OF MODERNISATION.

Accommodation comprises an entrance porch, TWO GOOD SIZED RECEPTION ROOMS, galley kitchen, first floor landing, TWO DOUBLE BEDROOMS and a bathroom. Externally the property benefits from a COURTYARD GARDEN to the rear. Further benefits include double glazing, gas central heating and FEATURE FIREPLACES in some of the rooms.

Conveniently positioned on this sought-after road, within easy reach of amenities. Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR
With frosted insert leading to:

PORCH
3'8 x 4'5 (1.12m x 1.35m)
Wooden door with glass inserts leading to:

HALLWAY
18'5 x 5' max (5.61m x 1.52m max)
Carpeted, radiator, under stairs storage, stained glass window to front aspect, Hive thermostat, doors to:

LIVING ROOM
12'7 x 10'2 (3.84m x 3.10m)
Carpeted, radiator, tiled feature fireplace, skirting boards, three double glazed windows.

DINING ROOM
12'1 max x 10'2 max (3.68m max x 3.10m max)
Carpeted, feature fireplace with wooden surround and tiled hearth, radiator, skirting surround, double glazed window.

KITCHEN
12'8 x 6'7 max (3.86m x 2.01m max)
Fitted with a range of eye and base level cupboards and drawers, electric oven with four ring gas hob and extractor fan over, inset sink, space for fridge freezer, space and plumbing for washing machine, strip lighting, skirting surround, radiator, vinyl flooring, double glazed window to side aspect and double glazed door leading to the courtyard garden, further door to a store.

FIRST FLOOR LANDING
12'6 max x 5' max (3.81m max x 1.52m max)
Carpeted, Velux window, loft hatch, doors to:

BEDROOM
16' max x 10'6 max (4.88m max x 3.20m max)
Carpeted, skirting surround, two radiators, large double glazed window to front aspect.

BEDROOM
11'9 max x 9'9 max (3.58m max x 2.97m max)
Carpeted, skirting surround, radiator, cupboard, double glazed window to rear aspect.

BATHROOM
9'9 max x 6'8 max (2.97m max x 2.03m max)
Bath with shower attachment and tiled surround, pedestal wash hand basin, wc, cupboard housing the boiler, extractor fan, vinyl flooring, skirting surround, radiator, frosted double glazed window.

COURTYARD
Concrete area providing space for table and chairs, fenced boundaries

Council Tax Band: B



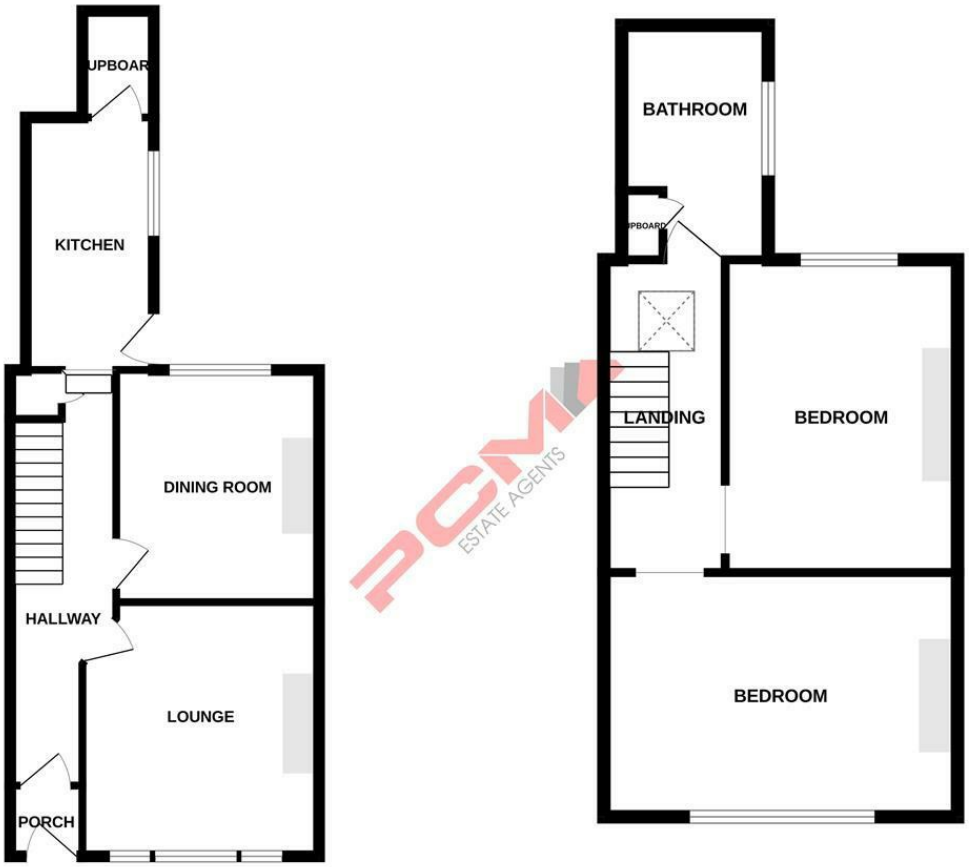




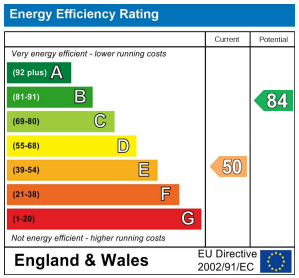


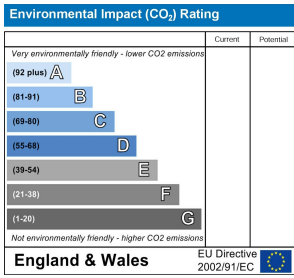
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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