



2



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- 2 Bed Mid Terraced House
- Refitted Breakfasting Kitchen
- Pleasant Front Garden
- Ideal First Purchase/Investment

- Grade II* Listed
- Study
- Well Presented

- Spacious Lounge
- Refitted Shower/WC
- District Heating

A superbly appointed and presented 2 bedroomed terraced house, pleasantly situated within this unique development. Grade II* listed and with sealed unit double glazing and a district heating system, this property has been updated by the current owner to make a very appealing home. The spacious Lounge has a front door and overlooks the front garden. The Breakfasting Kitchen has been refitted with a range of high gloss, wall and base units with sink unit, split level oven, 4 ring ceramic hob with stainless steel/glass extractor over, integral fridge, freezer, auto and dishwashers with matching doors. The Rear Hall has a cloaks rail, door to the rear and stairs to the First Floor Landing. Bedroom 1 is to the front. There is a useful Study (or Dressing Room) which leads to Bedroom 2. The Shower/WC has been refurbished with a wc with concealed cistern, vanity unit with wash basin, shower enclosure with mains shower unit, screen and chrome towel warmer.

Externally, the Front Garden is lawned, with plants to the borders and a gate and path to the front door.

This Freehold property is well placed for local amenities, including local schools and other facilities. There are good road and public transport links into the city and other surrounding areas. Council Tax Band A.

Lounge 17'8 x 13'0 (5.38m x 3.96m)

Breakfasting Kitchen 14'0 x 11'10 (4.27m x 3.61m)

Rear Hall 11'8 x 3'8 (3.56m x 1.12m)

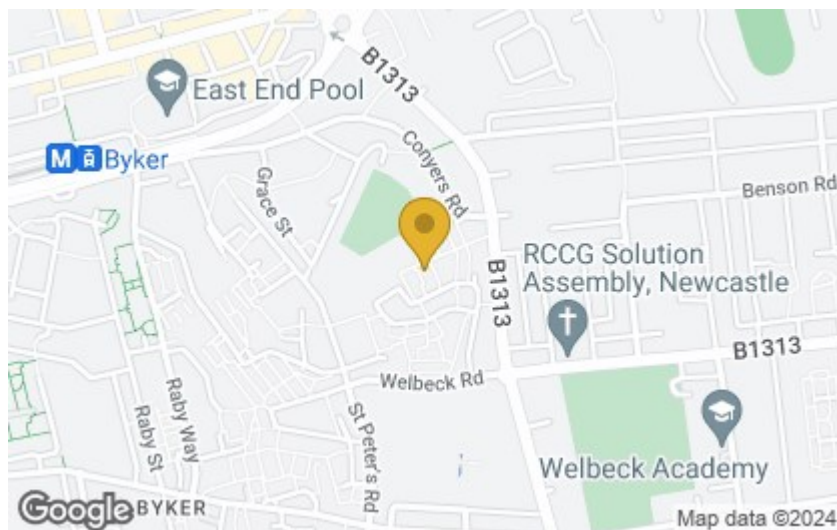
First Floor Landing

Bedroom 1 13'0 x 8'7 (3.96m x 2.62m)

Study 11'9 x 8'7 (3.58m x 2.62m)

Bedroom 2 12'10 x 8'9 (3.91m x 2.67m)

Shower/WC 8'6 x 5'2 (2.59m x 1.57m)



Energy Performance: Current D Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.