



- 3 Bedrooms.
- End terrace.
- Open kitchen dining room.
- Living room with log burner.
- Bathroom.
- Attic room.
- Central Burley location.

Entering the property from the side leads you into a recently refurbished kitchen dining room, lovely and light from the windows on two sides. There is plenty of storage and worktop to create your culinary delights and more than enough space for a dining table for entertaining or feeding the family.

Through to the living room, in its former days as a shop, there was another entrance to this room which has been covered up, you could reinstate the door if you wish. Again this is a good size room, the focal point being the log burner with stone surround. To the side of the room, there is storage with plumbing for a washing machine and a WC.

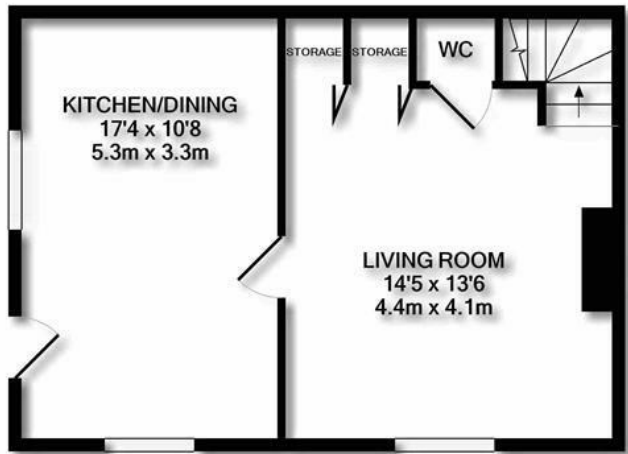
Upstairs there are 3 bedrooms and house bathroom. All the bedrooms are a good size. The main bedroom has a built in cupboard, the 2 other bedrooms have more than enough space for a bed and wardrobes. The house bathroom is a great size and comprises a white suite including sink, toilet, bath and separate shower.

The landing provides access to a converted attic room. Another good space to use as you wish, Ideal for teenagers to have a games room, however with an increase in working from home this could also be used as a home office.

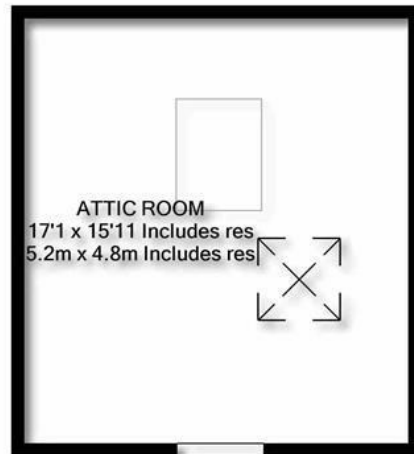
Outside the property is a small gated yard, and under the property is a cellar space.

There is so much appeal to this property, it could work as a home, a shop, an investment, the choice is yours.

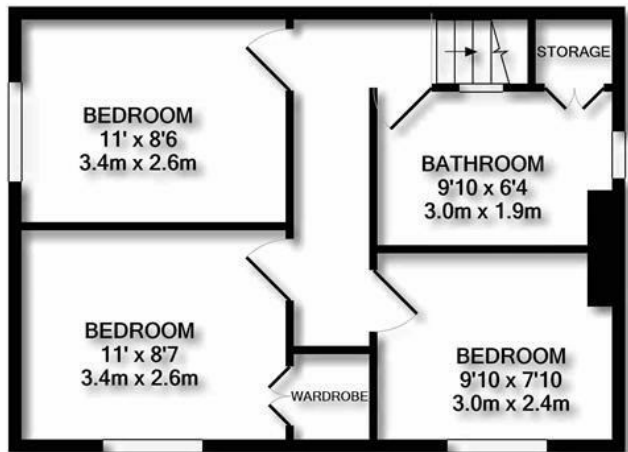




GROUND FLOOR

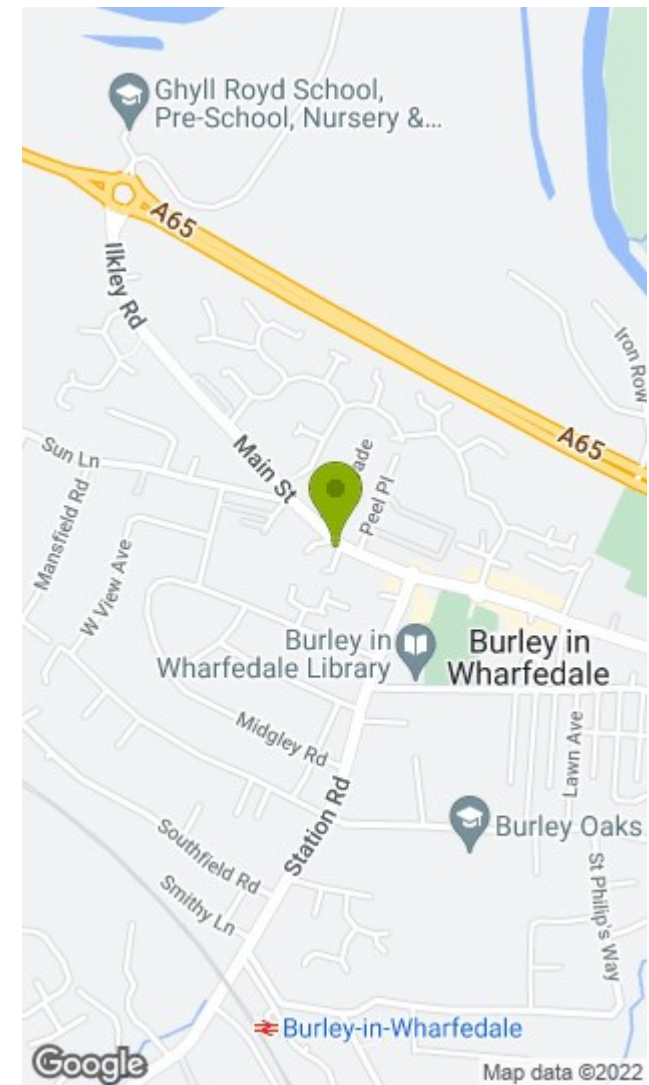


ATTIC ROOM



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

