



**John Street, ST8**  
**Offers in the region of £75,000**

**\*\* DEVELOPMENT OPPORTUNITY \*\***  
**\*\* CASH BUYERS ONLY \*\***

A Must-See Project with Huge Potential

This spacious property presents a fantastic development opportunity for investors or developers looking to add value and expand their property portfolio. In need of a full renovation, this is the ideal blank canvas to create a stunning family home or profitable investment.

The property benefits from a rear extension, offering generous living space and the potential to further reconfigure or modernise. With spacious accommodation throughout, there's plenty of scope to transform this house to suit a range of needs.

Don't miss this must-see opportunity – arrange your viewing today!

**Reception Room One**

To the front elevation.

**Reception Room Two****Reception Room Three**

To the rear elevation.

**Unfinished Extension****Cellar****First Floor Room One**

To the front elevation. A double glazed window to the front elevation.

**First Floor Room Two**

Double glazed window to the rear elevation.

**First Floor Room Three**

To the rear elevation. Two double glazed windows to the side elevation. Unfinished bathroom suite.

**Loft Space**

With two double glazed skylights.

**Exterior**

Rear courtyard.

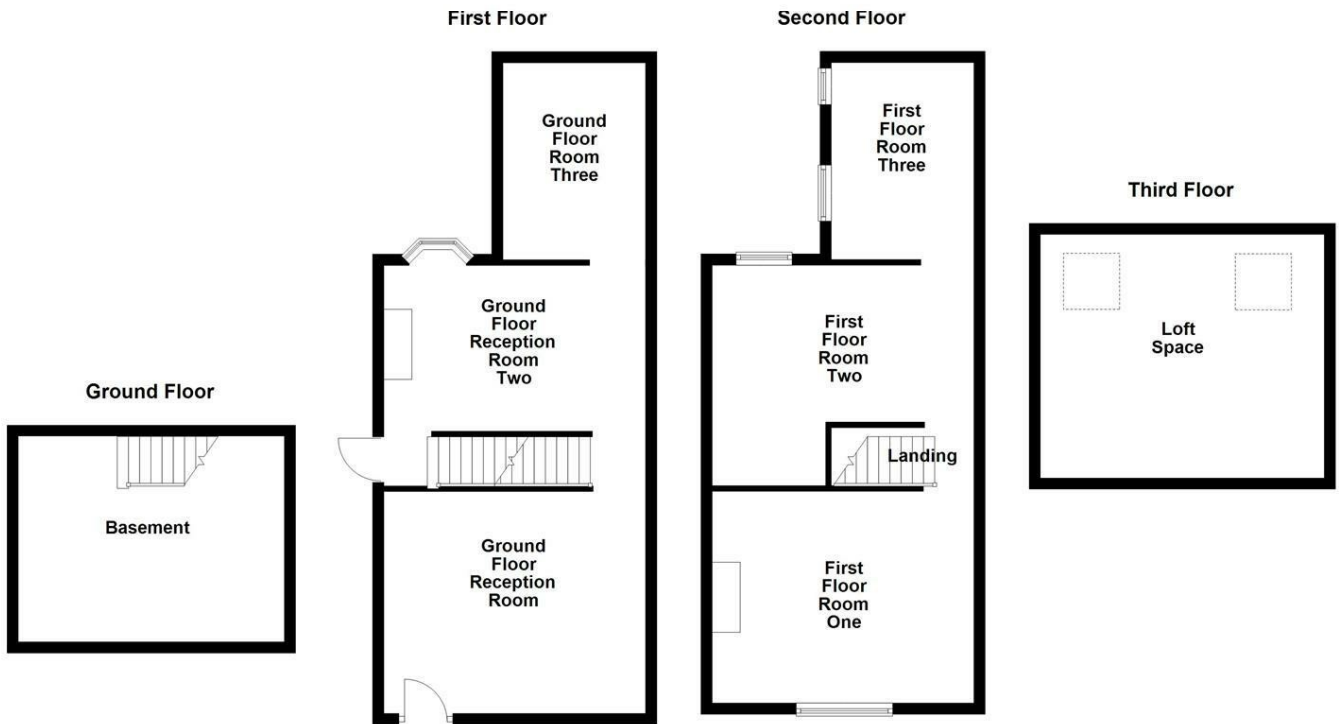
**Additional Information**

Freehold. Council Tax Band TBC.

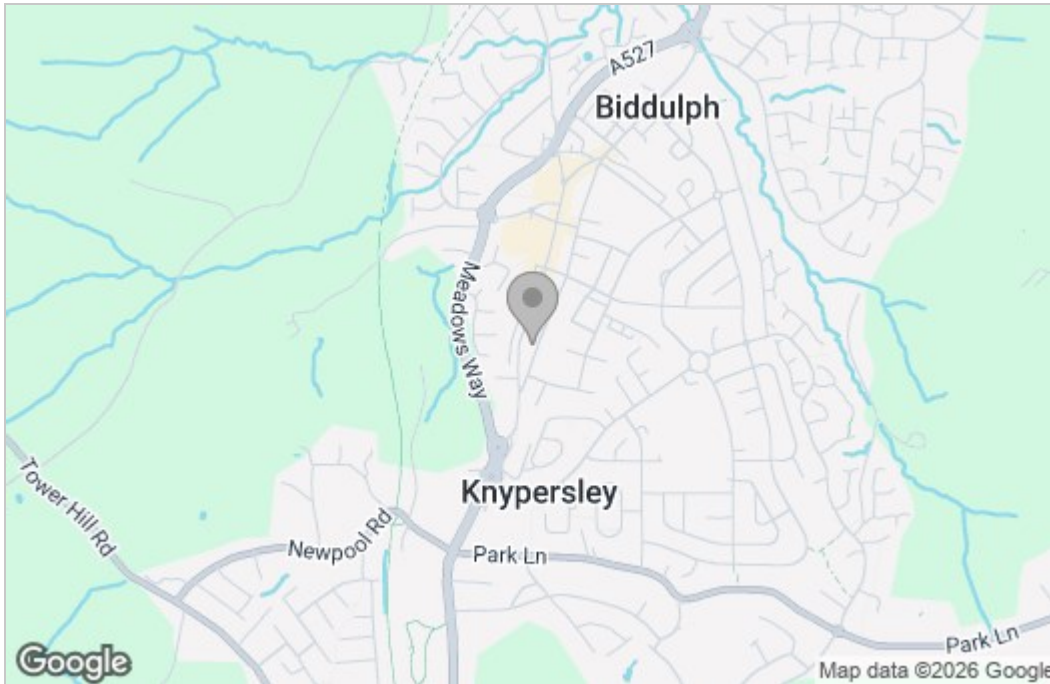
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# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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