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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£625,000

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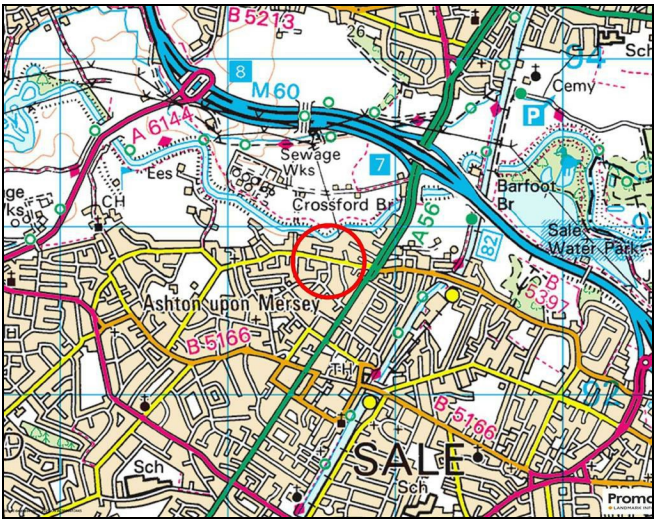
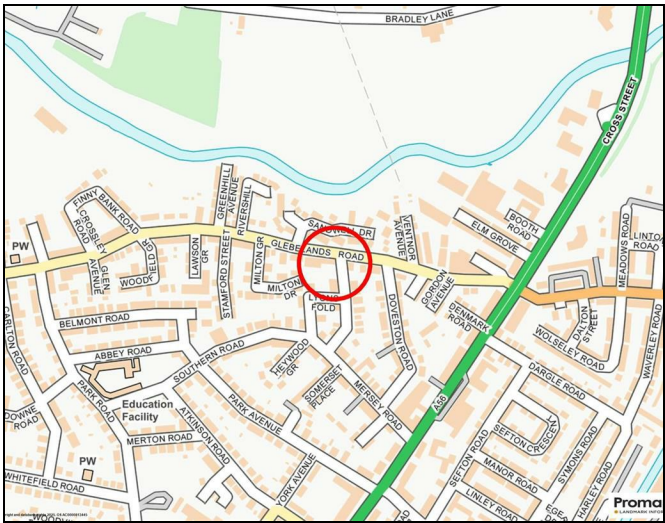
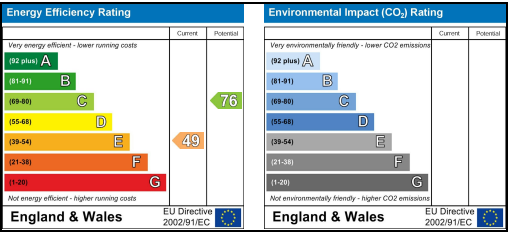
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A BEAUTIFUL, COMPREHENSIVELY UPGRADED AND IMPROVED, THREE DOUBLE BEDROOMED PERIOD END TERRACE. FABULOUS SIZED ROOMS THROUGHOUT. OVER 1800 SQFT OF ACCOMMODATION OVER FOUR FLOORS INCLUDING CELLAR CONVERSION. IDEAL FOR SCHOOLS + TOWN CENTRE.

Hall. Lounge. Sitting Room. Dining Kitchen + bi fold doors. Converted Cellar. Three spacious Double Bedrooms. Large Contemporary Bathroom. Landscaped gardens.

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A beautiful, comprehensively upgraded and improved, Three Double Bedroomed Period End Terrace which offers impressive Accommodation over Four Floors extending to over 1800 sqft.

The location is ideal, being within an easy reach of the Town Centre and close to several of the popular Schools.

Internally, the property has been completely transformed throughout including Contemporary Kitchen and Bathroom fittings, Plantation shutters, and numerous original features have been retained including stripped wooden floors, fireplaces and coved ceilings.

In addition to the Accommodation, there are lovely landscaped gardens across the back and side.

An internal viewing will reveal:

Entrance Hall. Opaque leaded uPVC double glazed front door. Staircase rises to the First Floor. Coved ceiling. Stripped wooden floors. Panelled doors then open to the Lounge and Sitting Room.

Lounge. A superb large reception room having a two three section angled uPVC double glazed windows to the front and side elevation with plantation shutters. Stripped wooden floors. Attractive period fireplace feature to the chimney breast. Custom made cabinets and shelving to the alcoves. Coved ceiling.

Sitting Room. Another superb wide reception room having a three section bay window to the side plus a further window to the rear both with Plantation shutters. Stripped wooden floors. Attractive cast iron wood burning stove. Opening to the Dining Kitchen.

Dining Kitchen. An impressive large family kitchen with plenty of space for a table. The room has a set of bi folding doors to the side opening to the garden, window to the side and two Velux windows to the rear. The kitchen is fitted with an extensive range of base and eye level units with Quartz worktops over and inset twin ceramic sink unit. Ample space for a range cooker (maybe available subject to further negotiation). Integrated dishwasher. Ample space for a large fridge freezer. Tiled floor, Inset spotlights. Door to the Cellars.

Cellars. The cellars have been converted to provide really useful additional space. The room has windows to the front and side. Inset spotlights.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Further spindle staircase rises to the Second Floor. Panelled doors then open to Two of the double Bedrooms and Bathroom.

Bedroom One. An impressive large double bedroom having two uPVC double glazed windows to the front elevation. Built in wardrobes across one wall. Picture rail surround.

Bedroom Two. Another good double room having uPVC double glazed window to the side elevation.

Bathroom. Re-fitted with a contemporary white suite with brushed gold fittings comprising of large shaped free standing panelled bath with floor mounted mixer taps. Separate large walk in shower enclosure with thermostatic shower. WC. Shaped wash hand basin set upon a bathroom unit. Built in utility cupboard with sliding doors which has the Worcester gas central heating boiler. Space and plumbing suitable for a washing machine. Opaque uPVC double glazed window to the side elevation. Wall mounted towel rail radiator. Inset spotlights to the ceiling.

Second Floor Landing. Having a door to Bedroom Three.

Bedroom Three. Another good double room having a uPVC double glazed window to the rear elevation. Extensive built in wardrobes.

Outside the property enjoys a fantastic corner position with landscaped gardens to the rear and side, large patio area surrounded by established borders.

So much space on offer!

