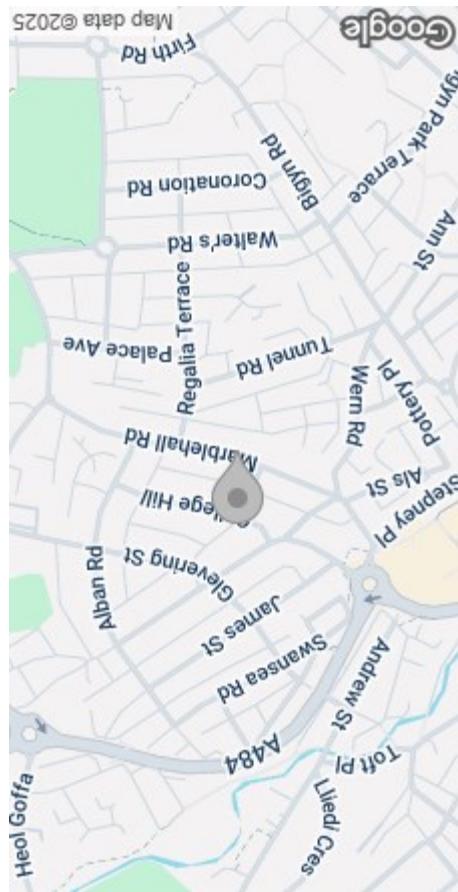


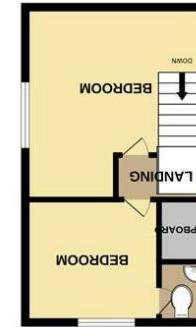
These particulars or representations of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP

DAWSONS
ALL THINGS PROPERTY

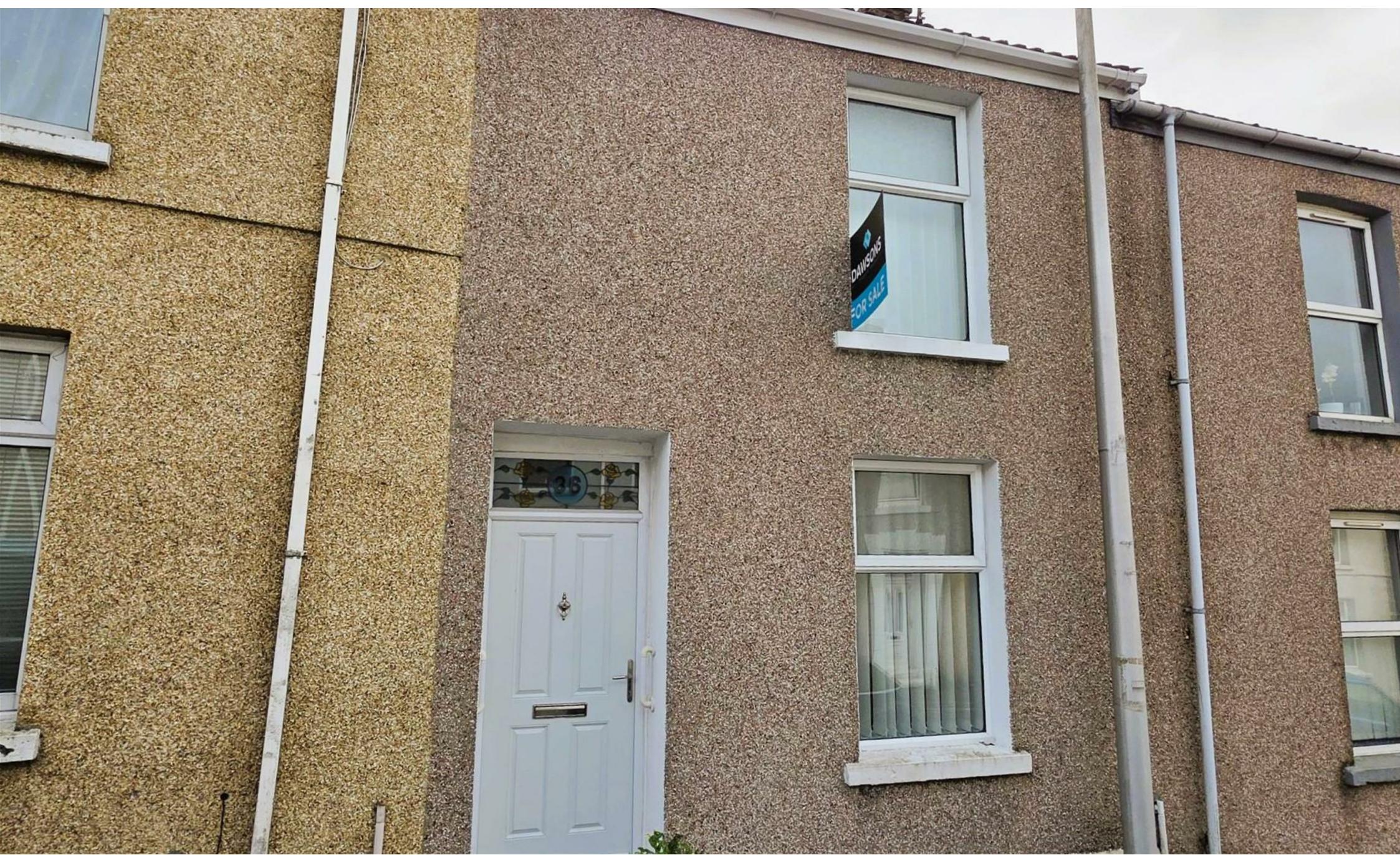


694 sq ft (63.8 sq m) approx.
GROUNDFLOOR



275 sq ft (25.5 sq m) approx.
1ST FLOOR

FLOOR PLAN



GENERAL INFORMATION

Well-presented mid-terrace house offers with two comfortable bedrooms, one of which has a WC, this property is perfect for small families, couples, or individuals seeking to purchase their next home. The inviting lounge, which seamlessly connects to the dining area, creates a warm and welcoming atmosphere.

The fully-fitted kitchen is functional and well-equipped, leading to a conveniently placed ground floor shower room which adds to the practicality of the home.

Outside, the low maintenance garden presents a lovely space for enjoying the fresh air without the burden of extensive upkeep. Additionally, the property boasts a garage, providing valuable storage or parking options.

One of the standout features of this home is its prime location. Situated within walking distance of the town centre and bus station, residents will appreciate the ease of access to local amenities, shops, and transport links.

Freehold=Council Tax Band B=EPC-E



FULL DESCRIPTION

ENTRANCE

HALLWAY

LOUNGE AND DINING ROOM 20'11" x 9'8" (6.39m x 2.97m)

KITCHEN

INNER HALLWAY

SHOWER ROOM

SUN ROOM

FIRST FLOOR

LANDING

BEDROOM ONE 13'3" x 9'1" (4.04m x 2.79m)



WC

BEDROOM TWO 11'8" x 9'2" (3.56m x 2.80m)

EXTERNAL

REAR GARDEN

GARAGE

ADDITIONAL/MATERIAL INFORMATION

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric - YES: Octopus

Gas -YES: Octopus

Water - YES - Welsh Water

Broadband: NO

