

REDUCED



£149,950

ARCADIA HOUSE.

THE FIRST OPPORTUNITY IN THE PAST 60 YEARS, AND PROBABLY LAST OPPORTUNITY TO PURCHASE THIS ICONIC DOUBLE FRONTED PROPERTY

6 BEDROOMS *DOUBLE FRONTED* *POPULAR LOCATION* *CLOSE TO SCHOOLS AND AMENITIES* *MULTIPLE RECEPTION ROOMS*

Townend Estate Agents offer for sale this 6 BEDROOM DOUBLE FRONTED END TERRACE. Don't miss the opportunity to purchase this rare to market property. Having multiple reception rooms and extensive bedrooms this is not one to be missed.

The property comprises briefly: Entrance hall, two reception rooms, kitchen. Upstairs are SIX bedrooms spread across two floors and two bathrooms.

Close to excellent schools and a short drive from the city centre.

GENERAL MODERNISATION REQUIRED

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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