





A THREE BEDROOM period terraced house in need of RENOVATION THROUGHOUT. The accommodation comprises 24'10" LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, BATH/SHOWER ROOM, EN SUITE SHOWER ROOM, CLOAKROOM, FRONT GARDEN, ROOF TERRACE, REAR GARDEN, GSH, EPC D.

- VIRTUAL TOUR AND FLOORPLAN
- THREE BEDROOM TERRACED HOUSE
- IN NEED OF COMPLETE RENOVATION
- 24'10" LOUNGE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- BATH/SHOWER ROOM
- EN SUITE + CLOAKROOM
- REAR GARDEN + ROOF TERRACE
- SOME PERIOD FEATURES
- GREAT POTENTIAL







## GROUND FLOOR

### ENTRANCE LOBBY

Tiled floor, multi glass paned door to:

### LOUNGE/DINING ROOM

Three East aspect double glazed windows to bay, ceiling coving, feature brick fireplace, tiled floor, radiator, stairs to FIRST FLOOR, open square arch with steps up to:

### KITCHEN/BREAKFAST ROOM

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, tiled worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, gas hob with extractor hood over, plumbed space for washing machine, space for tumble dryer, space for further appliance, tiled floor, sliding double glazed doors (unsafe to use), to REAR GARDEN, door to:

### BEDROOM 3

Double aspect (North/West), tiled floor, radiator, door to:

### EN SUITE SHOWER ROOM

Tiled shower with wall mounted 'Triton' electric shower, wash hand basin, low level close coupled WC, tiled floor, West aspect double glazed window.

## FIRST FLOOR

### LANDING

Laminated wooden flooring, loft hatch.

### BEDROOM 1

Three East aspect sash windows one as floor to ceiling giving access to BALCONY, feature cast iron fireplace, laminated wooden flooring.

### BALCONY

Full width, East aspect.

### BEDROOM 2

West aspect window, cupboard to recess, radiator.

### BATH/SHOWER ROOM

Fitted with white suite comprising panelled bath with mixer tap and shower attachment, tiled shower cubicle, bidet, fitted cupboards with one housing combination boiler, tiled floor, door to REAR GARDEN.

### CLOAKROOM

Fitted with white suite comprising low level close coupled WC, pedestal wash basin with tiled splashback, frosted glass window.

## EXTERNAL

### FRONT GARDEN

### ROOF TERRACE

West aspect, tiled floor, steps down to REAR GARDEN.

### REAR GARDEN

West aspect, lawned with raised terrace.

**COUNCIL TAX BAND D - £2,455.79**



Ground Floor

Approximate total area<sup>m)</sup>

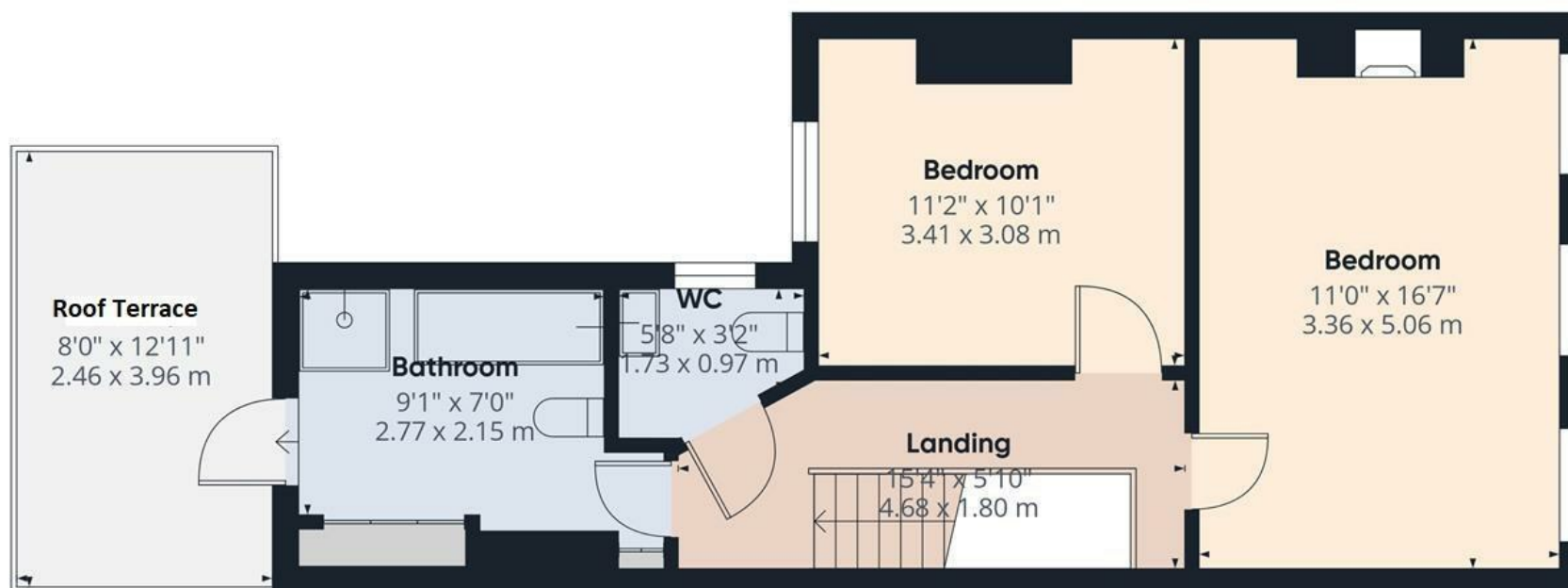
1094 ft<sup>2</sup>

101.6 m<sup>2</sup>

Balconies and terraces

104 ft<sup>2</sup>

9.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

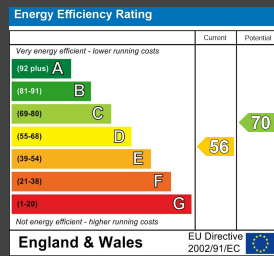
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)



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