





- VIRTUAL REALITY TOUR AND FLOORPLAN
- CASH BUYERS ONLY - QUICK SALE WANTED
- CURRENTLY BEING REFURBISHED
- SPACIOUS LOUNGE/DINING ROOM
- KITCHEN AREA
- TWO/THREE BEDROOMS
- BATHROOM
- REAR PATIO/GARDEN
- OWN STREET ENTRANCE
- NO ON GOING CHAIN





## **LOWER GROUND FLOOR**

### **ENTRANCE HALL**

Recessed downlighting.

### **BEDROOM 3/STUDY**

West aspect multi glass paned sash window, recessed downlighting, radiator.

### **BATHROOM**

Fitted with white suite comprising panelled bath with electric shower over, (Not tested), pedestal wash hand basin, low level close coupled WC, recessed downlighting, tiled walls, tiled floor, extractor fan, radiator.

### **LOUNGE/DINING ROOM**

East aspect sliding double glazed doors to PATIO/GARDEN, recessed downlighting, two radiators.

### **KITCHEN**

New kitchen required

### **INNER HALL**

### **BEDROOM 1**

West aspect multi glass paned sash window, recessed downlighting, radiator.

### **BEDROOM 2**

Multi glass paned sash window, recessed downlighting, cupboard housing combination boiler, (Not Tested), radiator.

### **EXTERNAL**

### **PATIO/GARDEN**

East aspect.

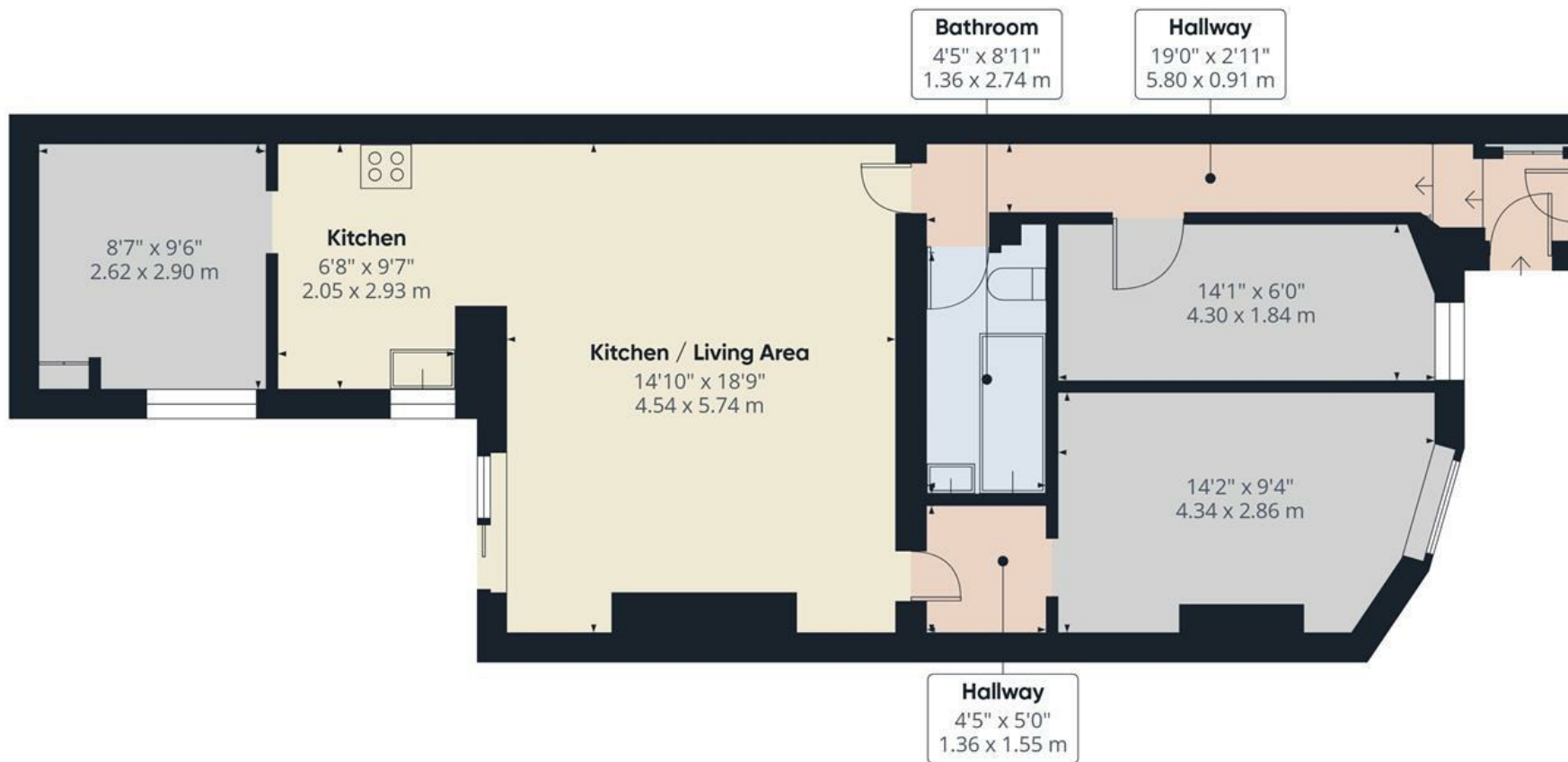
### **ADDITIONAL INFORMATION**

Lease - Soon to have Share of Freehold

Maintenance - To Be Confirmed

Ground Rent -

Council Tax Band C - £2,182.92



Approximate total area<sup>m</sup>

788 ft<sup>2</sup>  
73.1 m<sup>2</sup>

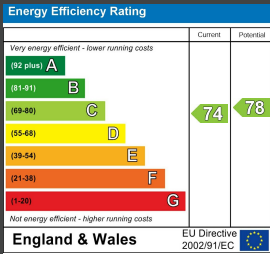
(1) Excluding balconies and terraces

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)



Council Tax Band: C  
Maintenance: n/a  
Lease Length: n/a  
Ground Rent: n/a

Tel: 01273 323000  
Email: [sales@brices.co.uk](mailto:sales@brices.co.uk)  
[www.brices.co.uk](http://www.brices.co.uk)

DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

