





A TWO BEDROOM HOUSE located in the SOUGHT AFTER PRESTON PARK AREA close to LONDON ROAD STATION. The accommodation comprises DOUBLE ASPECT LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS, MODERN BATHROOM, SEPARATE WC, WEST ASPECT COURTYARD, OFF STREET PARKING SPACE, EPC C.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- UNIQUE END OF TERRACE COTTAGE
- CLOSE TO LONDON ROAD STATION
- TWO DOUBLE BEDROOMS
- DOUBLE ASPECT LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM + SEPARATE WC
- OFF STREET PARKING SPACE
- WEST ASPECT COURTYARD
- A MUST VIEW PROPERTY





## GROUND FLOOR

### LOUNGE/DINING ROOM

Double aspect, double glazed timber framed patio doors giving access to PARKING SPACE/PATIO, double glazed timber framed sash window, recessed downlighting, understairs cupboard, two radiators, stairs rising to FIRST FLOOR.

### KITCHEN/BREAKFAST ROOM

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, gas hob with extractor fan over, washing machine, fridge/freezer, wall mounted combination boiler, recessed downlighting, wooden flooring, radiator, double aspect, East aspect double glazed timber framed sash window, West aspect patio doors to COURTYARD.

### SEPARATE WC

Fitted with white suite comprising low level close coupled WC, wash hand basin with tiled splashback, fitted mirror over.

## FIRST FLOOR

### FIRST FLOOR LANDING

East aspect double glazed timber framed sash window, recessed downlighting, radiator.

### BEDROOM 1

Double aspect, two double glazed timber framed sash windows, recessed downlighting, radiator.

### BEDROOM 2

East aspect double glazed timber framed sash window, recessed downlighting, radiator.

### BATHROOM

Fitted with white suite comprising panelled bath with electric shower over and screen to side, pedestal wash basin with mixer tap, low level close coupled WC, part tiled walls, recessed downlighting, extractor fan, radiator, frosted double glazed timber framed sash window.

## EXTERNAL

### OFF STREET PARKING SPACE

Gated, located to the side of the house, could also be used as a further garden space..

### COURTYARD

Paved, west aspect.

## ADDITIONAL INFORMATION

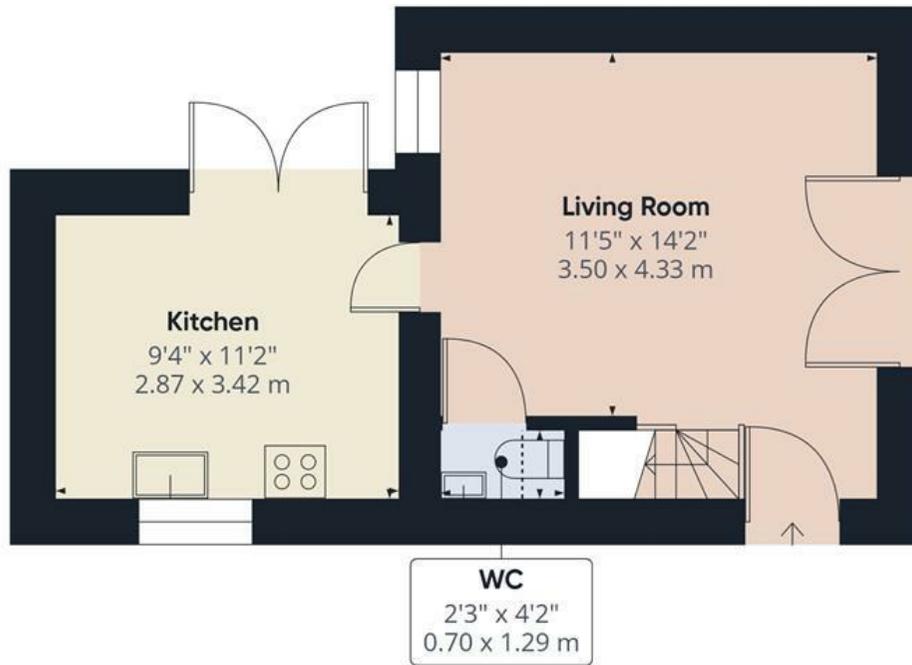
Lease - 999 years from 2005 - Share of Freehold

Maintenance - As and when needed.

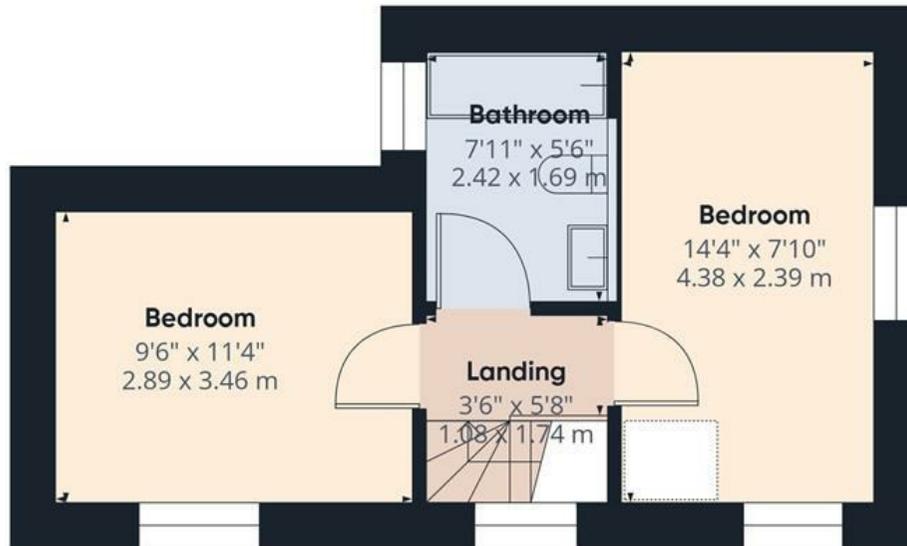
Ground rent - £0

Council Tax Band C - £2,292.84





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

590 ft<sup>2</sup>

54.8 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

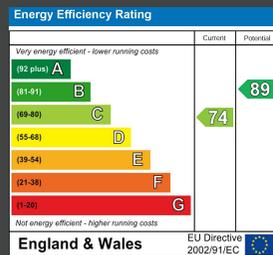
**Reduced headroom**

..... Below 5 ft/1.5 m

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)



## DISCLAIMER

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