

The Homes Group are delighted to present to the market this unique and beautifully presented period style property located within walking distance of Stone Crossing Station. The original lower floor of the property has been professionally converted to provide an extra living room, bedroom and cloakroom.

The entrance door to the side of the building opens into an impressively spacious $27'2 \times 16'2$ kitchen/dining room which boasts windows to three sides and high ceilings. From here there are staircases leading to the lower level which has a $14'6 \times 12'6$ living room with windows to the front and side, a $13'2 \times 7'10$ third bedroom which is currently being used as an office plus a cloakroom.

On the first floor is the 16' x 12' main bedroom, the 9' x 8'8 second bedroom and a large bathroom with corner bath and shower cubicle.

The 30' garden to the rear has an area of lawn and patio plus there is parking for one car to the front of the property.

Entrance

Kitchen/Dining Room 27'2 x 16'2 (8.28m x 4.93m)

Lower Hallway 7'10 x 4'5 (2.39m x 1.35m)

Living Room 14'6 x 12'6 (4.42m x 3.81m

Bedroom Three 13'2 x 7'10 (4.01m x 2.39m

Cloakroom

First Floor Landing 15' x 7' (4.57m x 2.13m)

Bedroom One 16' x 12' (4.88m x 3.66m)

Bedroom Two 9' x 8'8 (2.74m x 2.64m)

Bathroom 8'10 x 8'5 (2.69m x 2.57m)

Rear Garden 30' (9.14m)

Allocated Parking Space

Tenure - Freehold

Council Tax - B

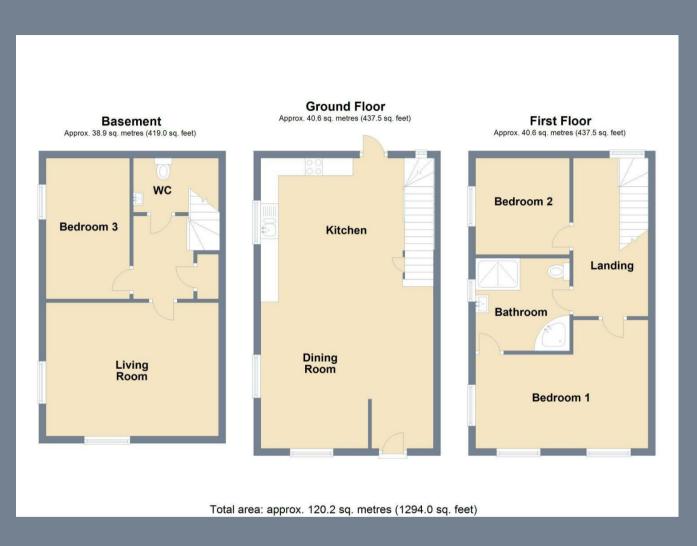


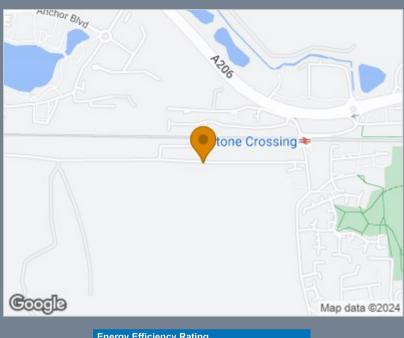


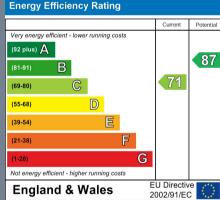












Viewing

Please contact The Homes Group Office on 01322 875000

if you wish to arrange a viewing appointment for this property or require further information.

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