



GREAT INVESTMENT OPPORTUNITY Situated in the popular Birds & trees area is this extended house overlooking a small green. The property has HMO consent and is let to four students for £1500 per month from September 2017. The house is close to the university campus, shops and schools and offers; lounge, dining room/bedroom four, fitted kitchen, conservatory and ground floor wc, there are three good sized bedrooms and a shower bathroom to the first floor, the windows are double glazed and there is gas radiator central heating. Front and rear gardens.



Entrance Hall

uPVC double glazed entrance door with window to side, radiator, wood effect floor, stairs to first floor, cupboard under, door to wc

Ground Floor Wc

Low level wc, wash hand basin, complementary wall tiling.

Bedroom 4

11'7 x 11'1 (3.53m x 3.38m)

Upvc double glazed window to front, radiator, wood effect floor.

Dining Room

11'7 x 11'3 (3.53m x 3.43m)

uPVC double glazed window and door to conservatory, radiator, wood effect floor.

Conservatory

uPVC double glazed windows and French doors to rear, radiator, wood effect floor.



Fitted Kitchen

9'6 x 8'6 (2.90m x 2.59m)

Fitted wall and base units with roll edge work tops over and tiled splash back, plumbing for washing machine, space for cooker, space for fridge/freezer, radiator, wood effect floor, opening into conservatory.



Landing

Bedroom One

12' x 11'3 (3.66m x 3.43m)

Two uPVC double glazed windows to rear, radiator, wood effect floor, built in wardrobe.

Bedroom Two

11'6 x 8'11 (3.51m x 2.72m)

Two uPVC double glazed windows to front, radiator, wood effect floor.

Bedroom Three

8'11 x 8'6 (2.72m x 2.59m)

uPVC double glazed window to rear, radiator, wood effect floor.

Shower Room

uPVC double glazed window to front, radiator, white suite comprising; double shower cubicle, low level wc, wash hand basin with mixer tap and cupboard under, shaver light, complementary wall tiling, extractor.

Front Garden

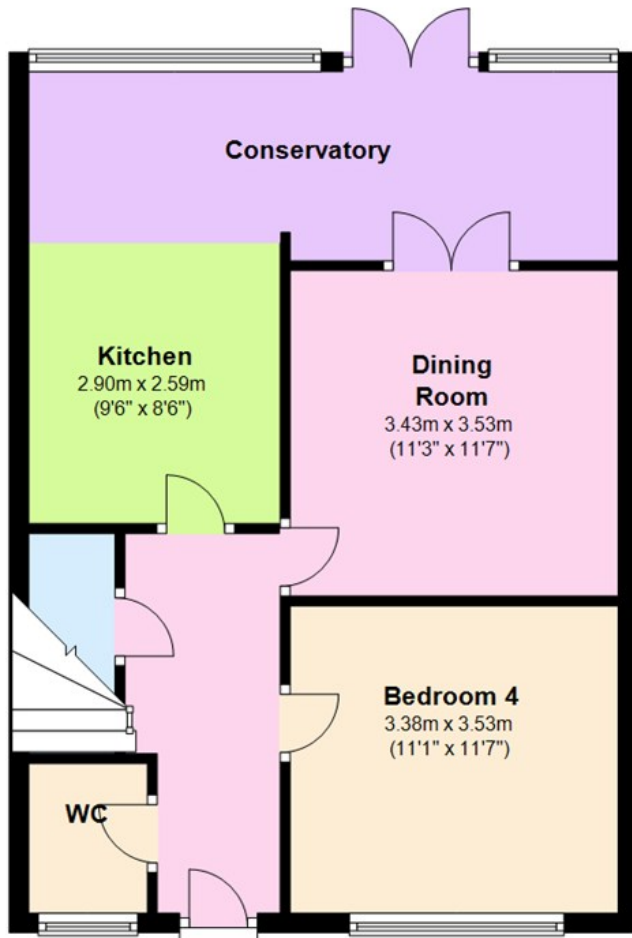
Path to front door, lawn area, flower and shrub beds, brick wall to front.

Rear Garden

Mainly laid to lawn, flower and shrub beds, mature evergreens, timber shed, fenced to side and rear, gate to rear.

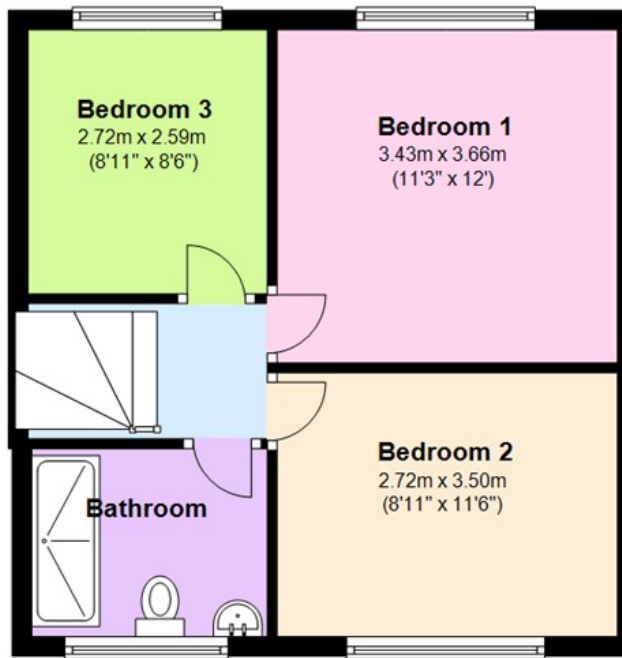
Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



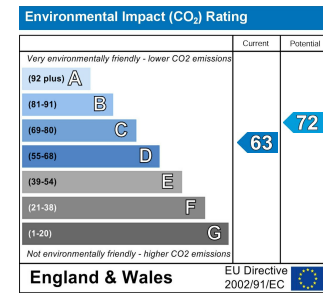
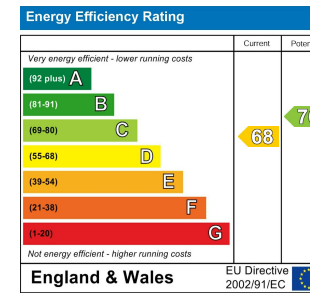
First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Total area: approx. 93.2 sq. metres (1003.6 sq. feet)

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