

OFFERED FOR SALE WITH NO ONWARD CHAIN. A substantial bay fronted terraced property situated within a central location WITHIN WALKING DISTANCE OF PAVILION GARDENS. Previously used as a student let the property offers; hallway, lounge (formerly a fifth bedroom), dining room, fitted kitchen, cellar room, FOUR BEDROOMS and two shower rooms. Externally there is a walled frontage together with a rear yard with outhouse store and gated parking.

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MISREPRESENTATION ACT 1967.

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A substantial bay fronted terraced property situated within a central location WITHIN WALKING DISTANCE OF PAVILION GARDENS. Accommodation comprises : hallway, lounge, spacious dining room, /fitted kitchen, cellar room, FOUR BEDROOMS and two shower rooms. Externally there is a walled frontage together with a rear yard with outhouse store and gated parking. The property benefits from gas central heating and double glazing. EPC band E. Available immediately

**ENTRANCE HALLWAY**

Double glazed entrance door, wood effect flooring, stairs to first floor, radiator.



**LOUNGE**

13'6 x 10'11 (4.11m x 3.33m) (previously used as a fifth bedroom) with double glazed bay window, cupboard housing wall mounted central heating boiler, radiator, ceiling coving.



**DINING ROOM**

15'11 x 13'10 (4.85m x 4.22m) Double glazed window, radiator, two wall light points, wood effect flooring, breakfast bar area, door to cellar.



**FITTED KITCHEN**

11'1 x 6'6 (3.38m x 1.98m) Fitted with a range of wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor hood above, fitted dishwasher, space for washing machine, fridge and freezer, double glazed window, wood effect flooring, door to outside.



**CELLAR ROOM**

12'4 x 11'0 (3.76m x 3.35m) A main chamber with power and lighting together with a lobby with radiator and storage space.

**FIRST FLOOR LANDING**

Door and stairs to second floor.

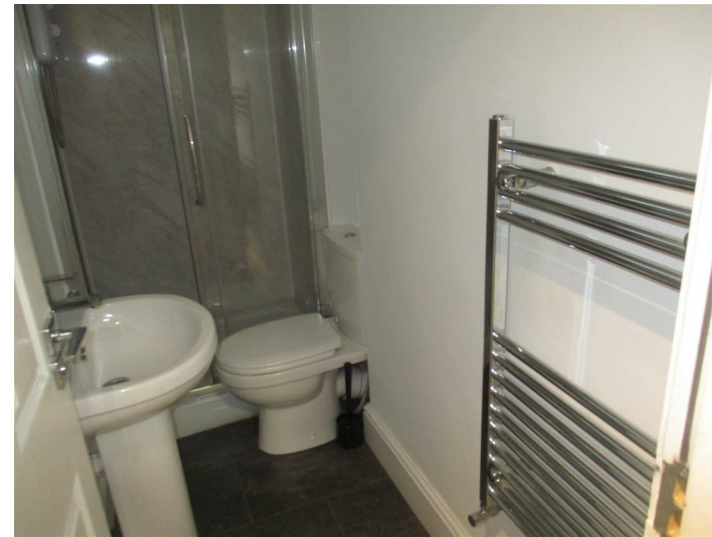
**BEDROOM TWO**

11'3 x 7'9 (3.43m x 2.36m) Double glazed window, radiator.



**SHOWER ROOM ONE**

Double shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, frosted internal window, heated towel rail.



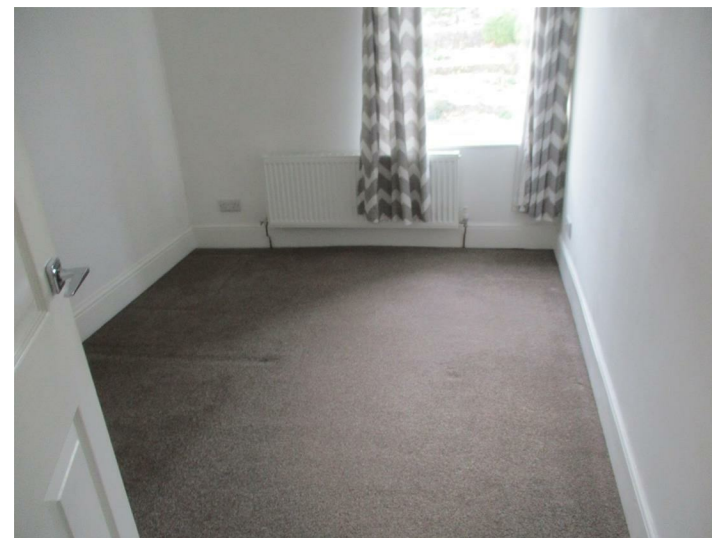
**SHOWER ROOM TWO**

Double shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, heated towel rail.



**BEDROOM THREE**

11'3 x 7'10 (3.43m x 2.39m) Double glazed window, radiator.



**BEDROOM FOUR**

11'1 x 7'7 (3.38m x 2.31m) Double glazed window, radiator.



**SECOND FLOOR**

**BEDROOM ONE**

16'1 x 15'10 part restricted height (4.90m x 4.83m part restricted height) Double glazed window, Velux style window, eaves storage cupboards, radiator.



**EXTERNALLY**

The property offers walled frontage together with an enclosed yard offering gated access from the rear and allowing off road parking. There is also an attached outhouse measuring 7'8 x 6'8 with double glazed door allowing additional storage space.

