





Property Description

This three-bedroom home offers spacious accommodation throughout and presents an excellent opportunity for buyers looking to undertake a programme of updating and modernisation. With two reception rooms, a kitchen with pantry, three bedrooms, and useful brick-built outbuildings, the property provides plenty of scope to create a home tailored to individual tastes and requirements.

Externally, the property benefits from enclosed front and rear gardens, both mainly laid to lawn, offering potential for further enhancement. Conveniently located within the area, this property is ideally suited to investors, renovators, or purchasers seeking a project with the opportunity to add value.

Entrance Hall

Accessed via a single glazed front entrance door with a double glazed window to the side aspect. Stairs rise to the first floor, with a useful understairs storage cupboard providing additional storage space.

Lounge

A good-sized reception room featuring two single glazed windows to the front aspect, allowing for plenty of natural light. An electric fireplace provides a focal point to the room, with a door leading through to the dining room.

Dining Room

Positioned to the rear of the property, the dining room benefits from a single glazed window overlooking the garden and features an electric fireplace. An internal door provides access to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over. Further benefits include a useful pantry cupboard, part tiled walls, space for a cooker and fridge freezer, and a single glazed window to the side aspect.

Rear Hall

Providing access to both the side of the property and the rear garden via external doors. The rear hall also leads to two brick-built outbuildings, each with a single glazed window, offering useful storage space or potential for a variety of uses, subject to any necessary consents.

Landing

With a single glazed window to the side aspect, loft access, and an airing cupboard providing additional storage.

Bedroom One

A double bedroom with a single glazed window to the front aspect, built-in storage cupboard, and a feature fireplace.

Bedroom Two

A further double bedroom benefiting from a single glazed window to the rear aspect and a built-in storage cupboard.

Bedroom Three

A single bedroom with a single glazed window to the front aspect, offering flexibility for use as a bedroom, study, or hobby room.

Bathroom

Comprising a bath, low-level WC, and wash hand basin. Further benefiting from part tiled walls and a single glazed window to the rear aspect.

Outside

Front Garden

The front garden is predominantly laid to lawn and enclosed by fencing, with a pathway leading to the front entrance door.

Rear Garden

The rear garden is mainly laid to lawn and enclosed by fencing, offering outside space with scope for improvement and landscaping.

Agents Note

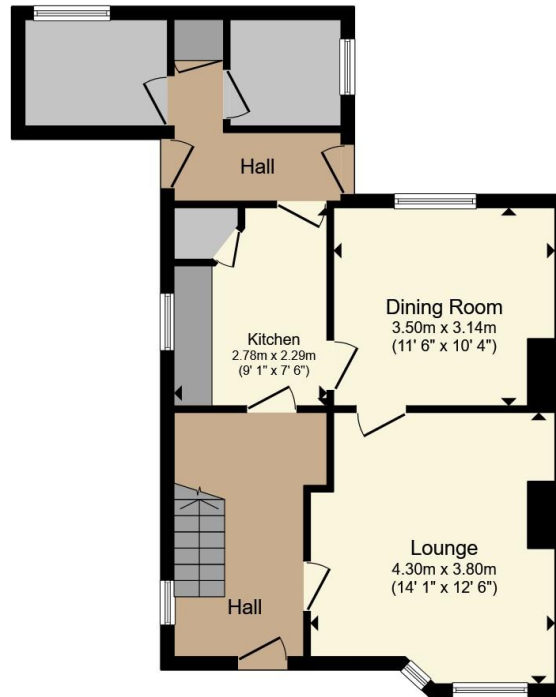
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

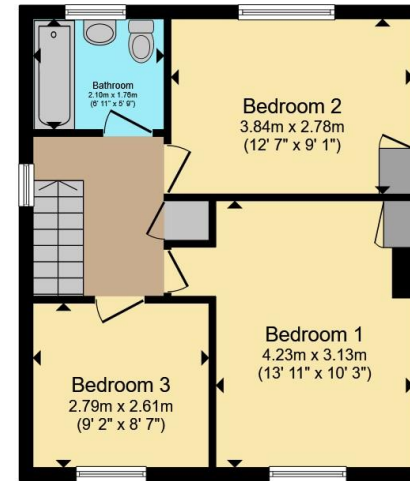








Ground Floor



First Floor

Total floor area 98.4 m² (1,059 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: F Council Tax
Band: B

Tenure: Freehold

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