



 **2**  
Bedrooms

 **1**  
Bathroom





Excellent buy to let opportunity, with Rental market very buoyant

## Agents Notes

### AGENTS NOTE:

Full modernisation is required. Would suit builder/developer or buy to let investor. Great potential to create additional living space in the basement.

### PROPERTY DESCRIPTION:

#### GROUND FLOOR -

RECEPTION ROOM: 14ft x 12ft (4.26 x 3.65m)

Good sized room. Access to the basement floor. Separate stairs lead up to the first floor.

KITCHEN: 13.3ft x 7.2ft (4.05m x 2.19m)

Some units and cooker are present but need replacing.

#### LOWER GROUND -

BASEMENT: 16.9ft x 13.9ft (5.15m x 4.23m)

Fantastic size with good head height. Ideal for converting into an extra living/bedroom (subject to any necessary planning consent)

#### FIRST FLOOR -

BEDROOM: 11.4ft x 9.3ft (3.47m x 2.83m)

Front-facing. Large window.

BATHROOM: 11.4ft x 4.2ft (3.47m x 1.28m)

Three-piece suite in pink. Large window, allowing in plenty of light.

#### SECOND FLOOR-

BEDROOM: 14ft x 9.4ft (4.26m x 2.86m)

Dormer window.

EXTERNAL GARDEN: 25.1ft x 18.9ft

Southerly facing garden, capturing sunlight for long hours in the summer.

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TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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