



A 1930s semi detached property with **THREE DOUBLE BEDROOMS**, entrance hall & cloakroom, 28' **BAY-FRONTED LOUNGE/ DINER**, fitted kitchen, 16' conservatory, refitted bathroom, driveway parking and a 46' **UN-OVERLOOKED REAR GARDEN**. In need of some cosmetic attention but with excellent **POTENTIAL TO EXTEND!**



Hamilton Piers are delighted to offer for sale this spacious 1930s semi-detached property located within ONLY 1.5 MILES TO THE CITY CENTRE.

The property offers THREE DOUBLE BEDROOMS, entrance hall & cloakroom, IMPRESSIVE-SIZED 28' BAY FRONTED LOUNGE with brick fireplace, 16'8" conservatory/ family room, fitted kitchen, and refitted family bathroom. Externally the property offers driveway parking for one car, on-street permit parking for residents and their visitors, and a 46' UN-OVERLOOKED REAR GARDEN.

The property does require some cosmetic attention/decor internally - ideal for those looking to put their stamp on the property, and does boast excellent POTENTIAL TO EXTEND (STPP).

Call to view today!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, double glazed window to side, stairs to first floor, under-stairs storage cupboard, radiator, doors to kitchen, lounge/diner and cloakroom.

CLOAK ROOM:

Obscure double glazed window to side, low-level WC, wall-mounted hand basin, tiled walls.

LOUNGE DINER: (28' 6" x 12' 11" > 9' 10")

A very impressive-sized room with double glazed bay window to front, brick fireplace with coal-effect gas fire inset, two radiators, door to rear into conservatory.

CONSERVATORY / FAMILY ROOM: (16' 8" x 9' 3")

Double glazed windows to side and rear aspects, sliding patio doors to rear, tiled floor.

KITCHEN: (9' x 8' 11")

Double glazed window to side and rear, range of wall and base units, rolled edge work surfaces with sink and drainer unit inset, built-in oven and hob, integrated washing machine and fridge freezer, space for slimline dishwasher.

FIRST FLOOR:-

LANDING:

Obscure double glazed window to side, storage cupboard housing gas central heating boiler, loft access via hatch, radiator, doors to all bedrooms and bathroom.

BEDROOM ONE: (11' 11" x 11' 10")

Double glazed window to front, built-in wardrobes to one wall, radiator.

BEDROOM TWO: (13' x 9' 11")

Double glazed window to rear, radiator.

BEDROOM THREE: (9' 1" x 9' 1")

Double glazed window to rear, radiator.

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FAMILYBATHROOM:

Obscure double glazed window to front, panelled bath with shower over, vanity wash hand basin, low-level WC, chrome towel radiator, tiled to walls and floor, automatic light.

EXTERIOR:

REAR GARDEN:

The rear garden measures a maximum of 46' in depth and is un-overlooked to the rear, with block paved patio and lawned area, shed to remain, gated side access to front/driveway.

FRONT GARDEN:

Driveway parking for one vehicle, with additional on-street permit parking available for residents and their visitors, gated side access to garden.

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.