

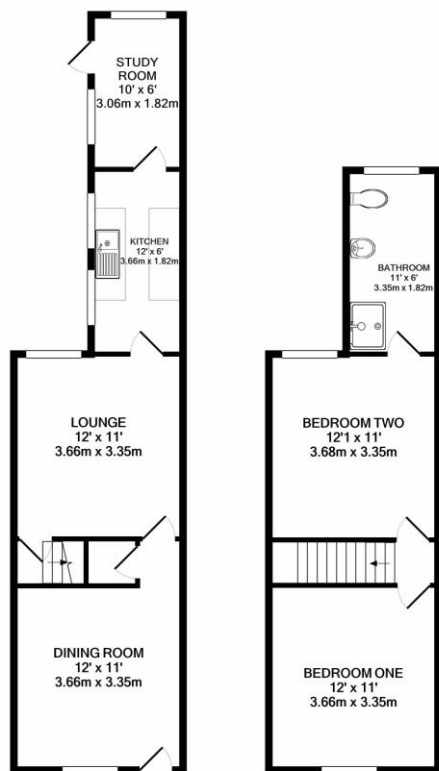


# Property Summary

Requiring modernisation this two bedroom mid terrace is pleasantly situated in a highly popular location. Comprising entrance to dining room, lounge, kitchen, ground floor extended rear room, landing to two bedrooms, modified Shower Room off bedroom two, rear landscaped yard. Internal inspection comes highly recommended.



EPC TO FOLLOW....



GROUND FLOOR  
APPROX. FLOOR  
AREA 429 SQ. FT.  
(39.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 368 SQ. FT.  
(34.2 SQ.M.)

PHILLIPS GEORGE LTD  
TOTAL APPROX. FLOOR AREA 797 SQ. FT. (74.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Mid Terrace
- Two Bedrooms
- Requiring Modernisation
- Modified Shower Room
- Highly Sought After Location
- Extended Ground Floor Reception
- Fitted Kitchen
- Rear Yard

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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