



 **3**
Bedrooms

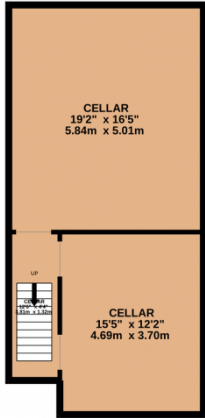
 **2**
Bathrooms



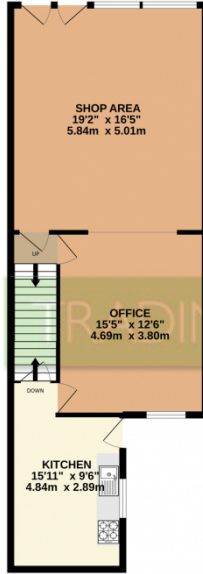


2500 SQFT !!!! The property comprises a three storey mid terraced property of brick construction beneath a pitched roof. The property benefits from gas central heating, electric roller shutter security and an intruder alarm. The ground floor offers open plan office/retail space with kitchen to the rear and basement space for additional storage. The property is accessed via two UPVC doors, one of which could be partitioned off to provide separate access to the first and second floors. The first floor comprises a bathroom, kitchen and two bedroom/living rooms along with three further rooms on the second floor. Externally there is a small yard to the rear of the property.

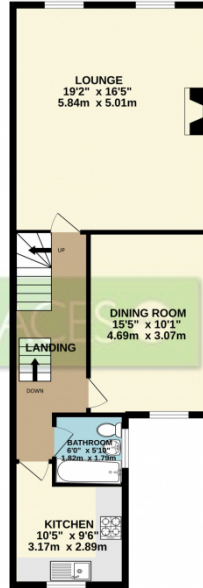
BASEMENT
555 sq.ft. (51.5 sq.m.) approx.



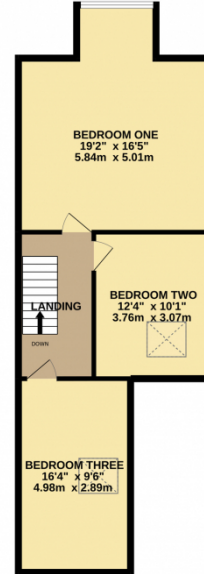
GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.9 sq.m.) approx.



2ND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 2573 sq.ft. (239.0 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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