



9

Bedrooms

7

Bathrooms

LONDON ROAD



Wright and Wright are pleased to offer for sale this former care home, which would be ideal for residential conversion, an HMO or a business opportunity. Partial glazing and heating in the main part via gas fired central heating. The main house currently is set up with 9 bedrooms all with some form of wash basin or WC, communal shower/bath rooms. There is a two storey annexe offering further potential but currently set up as two self contained flats

**Entrance Hall**

Grand style entrance door leads to a feature tiled entrance hall with balustraded staircase to first floor.

**Kitchen**

with units and work surfaces, staff room/walk in pantry off

**Lounge**

having bay window and French doors to rear garden.

**Dining Area**

with tiled floor and doors off

**Cellar**

Accessed from central hallway

**Bedrooms**

9 Bedrooms Mixture of single and double bedrooms with ranges of sanitary wares.

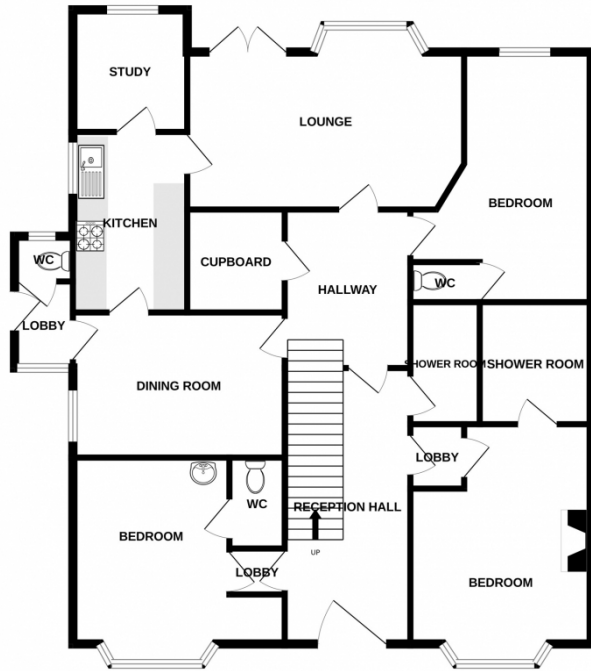
**Outside**

having pebbelled drive allowing ample parking, a neighbouring property has a right of way across the drive area clearly visible on site. Gardens to side and front, with further enclosed garden to rear, with patio and timber shed.

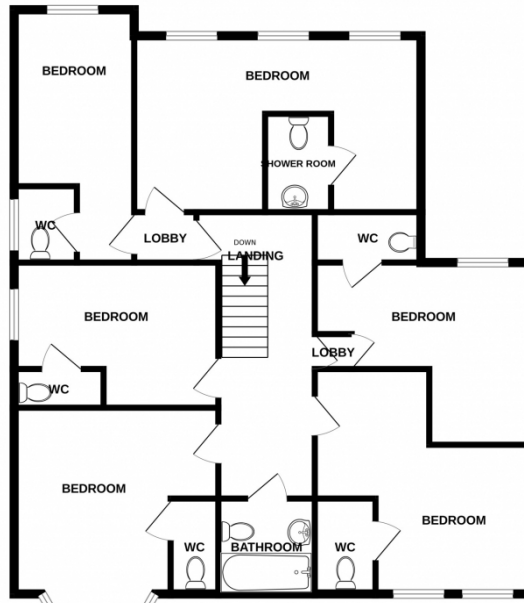
**Two Storey Annexe**

Having two self contained flats and an office with a further laundry behind. Ground Floor Flat Lounge, Kitchen, Shower Room and Bedroom. First Floor Flat Lounge, Kitchen, Shower Room and Bedroom.

GROUND FLOOR  
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR  
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 2450 sq.ft. (227.6 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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