



 **9**
Bedrooms

 **5**
Bathrooms



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. Currently set up with 9 bedrooms all with some form of wash basin or WC, communal shower/bath rooms. But could easily be converted to a spacious 4/5 bedroom home. All safety features are present due to the nature this properties former use. The property also benefits from but a breakfast room, spacious kitchem, lounge, period features, off road parking and garden to rear, along with an enclosed side study areas. Viewing recommended to fully appreciate the potential this property offers.

Entrance Hall

with tiled flooring, access to cellar, staircase and ground floor rooms.

Lounge

With bay window and French doors to rear aspect.

Kitchen Area

With windows, units with work surfaces, sink and oven, walk in pantry and access to...

Breakfast Room

having timber and glazed construction with door to rear garden and door to...

Utiliy

having plumbing

Cellar

Measurement excludes access point and storage.

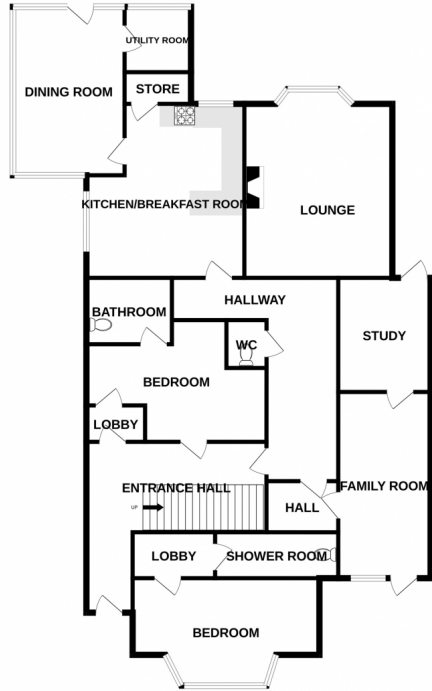
Bedrooms

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

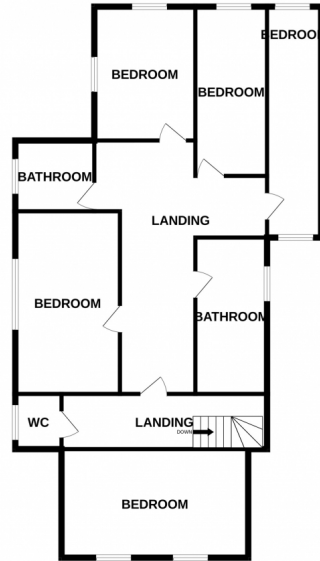
Outside

having gravelled drive to front and side allowing parking for several vehicles. Access to main property and study rooms. Further off road parking off Spa Close, for two further vehicles. Enclosed garden with gated access and tiled patio, timber shed, lawn with mature borders.

GROUND FLOOR
1767 sq.ft. (164.2 sq.m.) approx.



1ST FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



TOTAL FLOOR AREA: 2958 sq.ft. (274.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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