



3

Bedrooms



1

Bathroom





**** NO CHAIN ** - IN NEED OF A FULL RENOVATION !**

TRADING PLACES are pleased to have available this three bedroom terrace period property which is located in the ever popular School Road. Briefly the accommodation comprises of entrance hall, two reception rooms, kitchen, utility, downstairs w.c.. To the first floor there are three bedrooms and a bathroom. Outside: Garden to front. Courtyard to rear. Located directly opposite Victoria Park.

Entrance Hallway

1.1m x 6.0m

Carpet. Radiator. Original features. Storage space understairs.

Reception One

3.5m x 4.1m

Brand new double glazed bay window to front elevation facing the park. Carpet. Radiator. Picture rail. Meter cupboards. Cornice.

Reception Two

3.1m x 4.2m

Window to rear. Floorboards. Picture rail Radiator. Built in storage.

Kitchen

3.1m x 4.6m

Wooden floorboards. Two windows to side elevation. Mix of wall base units. Splash back tiles. Stainless steel sink with mixer tap. Built-in storage. Door to utility. Gas cooker point.

Utility

1.7m x 3.1m

Concrete floor. Brick walls. Back door. Access to w.c.

W.C

Small window. Low level w.c.

Landing

Access to loft. Carpet.

Bedroom One

3.5m x 3.7m

Carpet. Two windows. Feature fireplace. Built in storage. Radiator.

Bedroom Two

3.3m x 4.0m

Carpet. Window to rear. Radiator.

Bedroom Three

3.0m x 3.8m

Window to rear. Carpet. Feature fireplace. Radiator.

Bathroom

1.5m x 2.1m

Lino floors. Wash hand basin. Low-level w.c. Bathtub/shower. Windows. Radiator. Partly tiled walls.

Loft Room

Carpet. Boarded. Large space.

Enclosed Courtyard to the rear brick outbuilding providing great storage. Gated access.

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA: 1173 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of floors, 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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