



King & Co.
ESTATE AGENTS

THE STABLE BLOCK, VICTORIA PASSAGE,
LN1 1JD

£200,000



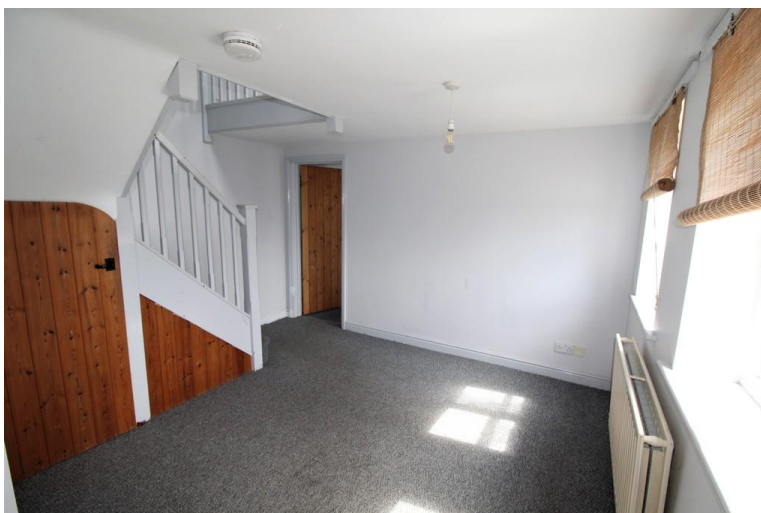


This unique home is entered to the rear elevation via timber glazed panelled door opening to;

KITCHEN

12' 4" x 6' 4" (3.76m x 1.94m) With a range of fitted units including;

Stainless steel sink and drainer unit inset to work surface with units above and below and space for automatic washing machine. The work surface continues along the adjacent wall with further units to eye and base level with four ring electric hob inset and electric oven below.



Also with; appropriate wall tiling, gas fired wall hung Vaillant boiler, vinyl flooring and being open plan with;

DINING AREA

12' 4" x 10' 1" (3.76m x 3.08m) With two windows looking out to the enclosed garden, stairs rising to first floor with cupboard below, radiator and carpet.

BEDROOM 2

12' 4" x 7' 4" (3.77m x 2.25m) Having double doors leading out to adjacent garden, radiator and carpet.



BATHROOM

12' 4" x 6' 7" (3.77m x 2.03m narrowing to 1.22m)

With a three piece suite comprising; panelled bath with electric Triton shower unit over, low level WC, pedestal wash hand basin, appropriate wall tiling, radiator and vinyl flooring.

FIRST FLOOR

LOUNGE

18' 0" x 12' 3" (5.50m x 3.74m) Having part sloping ceiling, three Velux windows, further window to side elevation looking down Victoria Passage, access to loft space, radiator and carpet.

BEDROOM 1

12' 3" x 13' 5" (3.75m x 4.11m narrowing to 3.55m)

With part sloping ceilings, Velux window, radiator and carpet.

OUTSIDE

The property is situated on Victoria Passage located directly off Victoria Street, being within walking distance, for most, from the City centre. The property has the added and unusual benefit of off street parking; being approached via double timber gates allowing off street parking onto the gravel drive area.

Adjacent is a laid to grass area and further gravel area providing further parking or turning area.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.



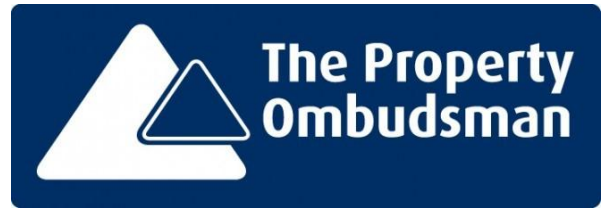
King & Co.

ESTATE & LETTING AGENTS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

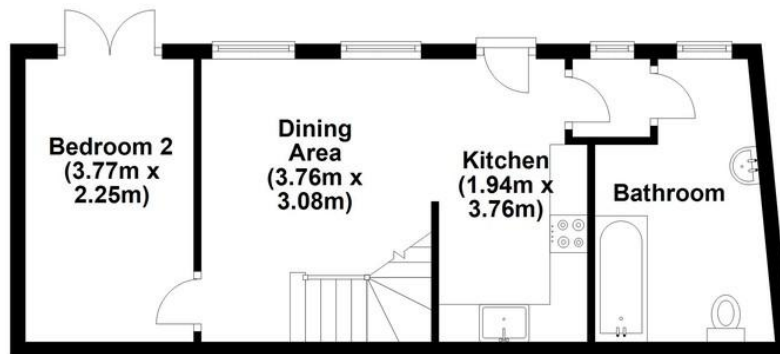
VIEWINGS

Strictly by prior appointment through the Agents office on
01522 525255



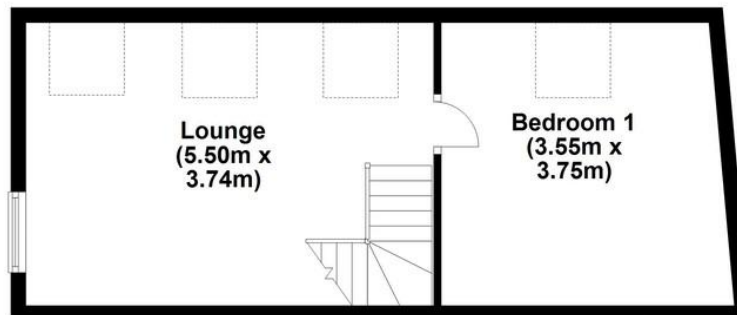
Ground Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Total area: approx. 72.1 sq. metres (776.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.