



12 Wesley Place, Beaufort, NP23 5JS

£139,950 Freehold

Mid-Terrace Cottage • Lounge • Kitchen/Breakfast Room • Bathroom • Two Bedrooms • Gardens



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A smartly presented, mid-terrace cottage in a sought after position of Beaufort. The accommodation comprises an entrance porch, lounge, kitchen/breakfast room, and to the first floor are two bedrooms and bathroom. Benefits include UPVC double glazing, a gas central heating system, front forecourt and rear yard with brick outbuilding and lawned garden. ****Ideal First Time Buy****

Agents note: There is Right of Way access across the rear of the cottages providing access. The lawned section of the garden runs along the rear of the neighbouring property.

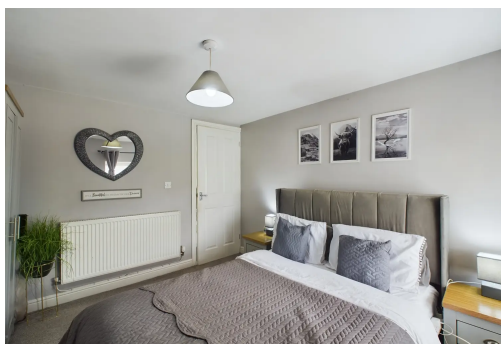


Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Porch
 2'9" x 4'7"
 0.86 x 1.41 m



Ground Floor



Landing
 2'7" x 6'5"
 0.79 x 1.97 m

Floor 1



Approximate total area⁽¹⁾
 581.63 ft²
 54.04 m²

Reduced headroom
 14.15 ft²
 1.31 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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