



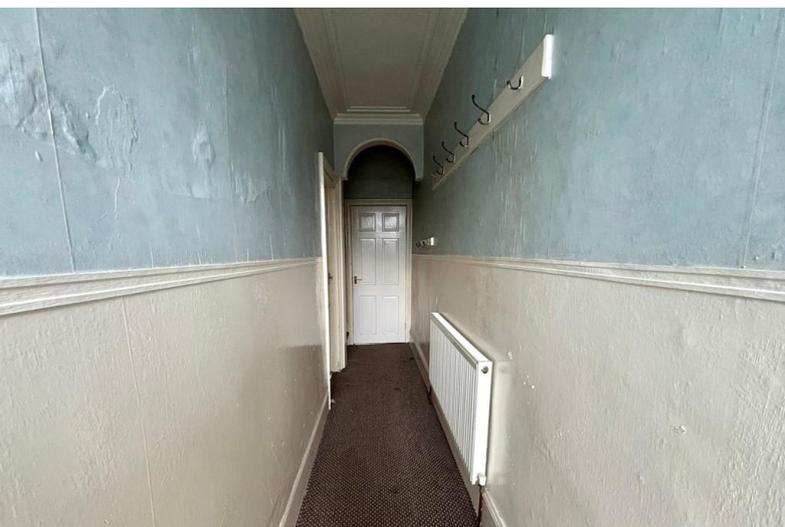
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## 26 Gaythorne Terrace

- MID-TERRACED THREE BEDROOM PROPERTY
- FULL OF POTENTIAL AND IN NEED OF A MODERNISATION
- REAR RECEPTION ROOM WITH SCOPE FOR OPEN KITCHEN/LIVING SPACE
- WELL PROPORTIONED BEDROOMS

**Offers In Region Of £150,000**

**EPC Rating '56'**





## Property Description

### DESCRIPTION

Brimming with potential and waiting for a new chapter, this mid-terraced three-bedroom home offers a rare opportunity to reimagine and transform a generously proportioned property into something truly special.

From the moment you step inside, the sense of space is clear. The ground floor features a welcoming front living room, perfect for cosy evenings, while to the rear a substantial second reception room incorporates a kitchen area, large cellar ideal for conversion - a versatile space just waiting to be opened up, redesigned, and brought to life as the heart of the home.

In need of modernisation throughout, this property is perfect for those with vision - whether you're a buyer eager to craft a forever home or an investor seeking a project with genuine upside. A home full of promise, just waiting for the right touch to unlock its full potential.

The first floor reveals two well-sized bedrooms, a family bathroom, and an impressively large under-



stairs storage area - ideal for keeping everyday life beautifully organised. Rising to the top floor, a further bedroom is complemented by additional storage space, offering a peaceful retreat, home office, or creative hideaway.

#### HALLWAY

18' 10" x 3' 01" (5.74m x 0.94m) A welcoming entrance hallway that sets the tone for the home, providing access to the main ground floor rooms while guiding you naturally towards the staircase rising to the next floor. Offering a practical and well-connected layout, this space serves as the central hub of the property, with scope to enhance and personalise as part of a wider modernisation.



#### LIVING ROOM

11' 06" x 15' 00" (3.51m x 4.57m) Positioned to the front of the property, the living room is a comfortable and inviting space featuring a window that allows natural light to fill the room. A central heating radiator ensures year-round comfort, while the fireplace with gas fire creates a cosy focal point, perfect for relaxing evenings and family gatherings.

#### KITCHEN

14' 09" x 13' 03" (4.5m x 4.04m) A spacious kitchen/reception room offering excellent potential for modernisation. The room is arranged with a defined kitchen area and includes built-in storage, access to a large cellar, and a door leading to the rear garden. Two windows to the rear elevation provide good natural light throughout. An ideal space for buyers looking to update and reconfigure to create a contemporary kitchen and living area to suit their needs.



#### BEDROOM 1

13' 00" x 15' 01" (3.96m x 4.6m) A generously proportioned main bedroom featuring a charming fireplace that creates a warm and inviting focal point. The room benefits from a window to the front elevation, allowing for plenty of natural light, and is complemented by a central heating radiator ensuring year-round comfort. A well-balanced and welcoming space, ideal for relaxation and rest.

#### BEDROOM 2

10' 00" x 11' 10" (3.05m x 3.61m) A well-proportioned second bedroom featuring a window to the rear elevation allowing natural light, along with a central heating radiator for comfort. The room provides a flexible and comfortable bedroom space.

#### BATHROOM

11' 10" x 4' 04" (3.61m x 1.32m) A basic bathroom comprising a bath with showerhead over, hand wash basin, and toilet. The room is complemented by a heated towel rail and offers a functional space with





scope for modernisation.

#### UNDER STAIR STORAGE

8' 06" x 5' 02" (2.59m x 1.57m) A large under-stairs storage area providing excellent practical space, ideal for household storage and helping to keep the main living areas clutter-free.

#### BEDROOM 3

15' 00" x 11' 05" (4.57m x 3.48m) A charming attic bedroom with a roof window that fills the space with natural light. The room is fitted with a central heating radiator and offers excellent potential for modernisation, providing a versatile space that could be transformed into a comfortable and inviting bedroom.

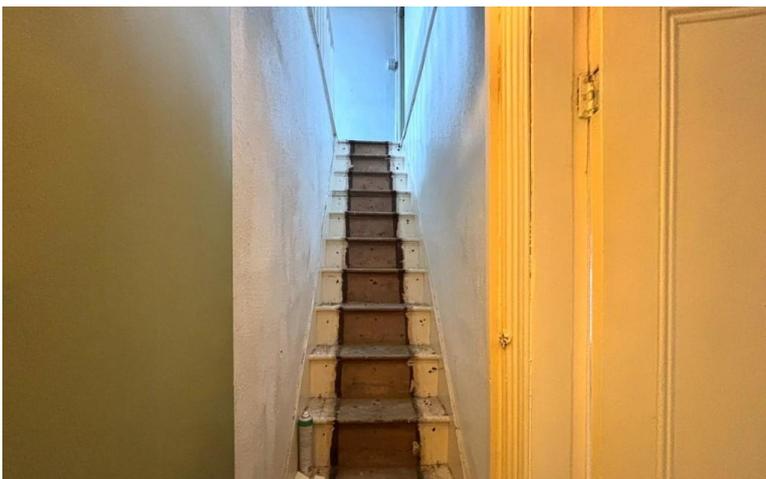


#### ATTIC STORAGE

14' 08" x 7' 07" (4.47m x 2.31m) A generous side attic storage space adjacent to the bedroom, offering excellent scope for organisation. Ideal for use as practical storage, or with potential to be converted into a walk-in wardrobe or dressing room, creating a functional and stylish addition to the attic suite.

#### EXTERIOR

The property is complemented by small front and rear gardens, providing a pleasant outdoor aspect and opportunities for low-maintenance planting or seating. Both gardens are accessed via a set of steps, offering convenient entry to the property while enhancing its street appeal and private outdoor space.





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