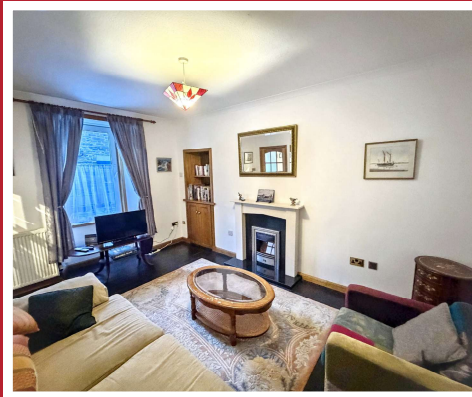


**FOR SALE**

**OFFERS OVER**

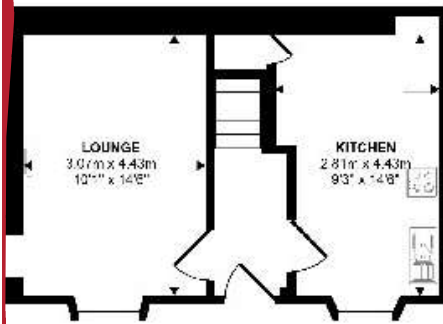
**£125,000**



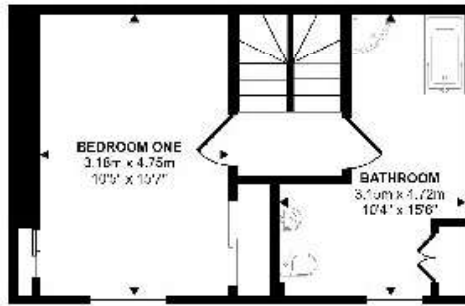
## 35 TELFORD STREET, WICK

This attractive three-bedroom traditional stone-built townhouse is presented in immaculate, walk-in condition and offers a fantastic opportunity for both owner-occupiers and investors alike. Situated within a conservation area, the property enjoys a particularly attractive and characterful setting, while having been successfully operated as an Airbnb and ready to continue as a turnkey holiday let or to become a comfortable family home. The property benefits from gas central heating and double glazing throughout, ensuring warmth and efficiency. Ideally located close to Wick Marina and within easy walking distance of all local amenities, the setting is both convenient and desirable. Accommodation is arranged over multiple levels and comprises three spacious bedrooms, two of which benefit from fitted wardrobes. In addition, there is a smaller room on the second floor, currently utilised as a laundry room, but equally suited for use as a home office or study. The kitchen is fitted with wall and base units and is equipped with an oven, hob and extractor fan. The lounge is bright and welcoming, centred around an ornamental fireplace with electric fire, creating an attractive focal point to the room.

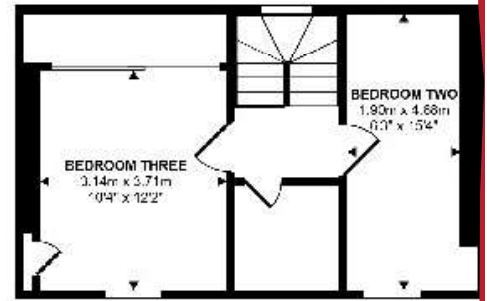
Approx Gross Internal Area  
109 sq m / 1171 sq ft



Ground Floor  
Approx 37 sq m / 398 sq ft



First Floor  
Approx 35 sq m / 388 sq ft



Second Floor  
Approx 36 sq m / 388 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows and any items are approximate and no responsibility is taken for any error. Dimensions of items of furniture such as beds must be by negotiation and may not look like the real items. Made with Made Easy3D.

## SERVICES

MAINS WATER AND DRAINAGE. ELECTRICITY & GAS

## EXTRAS

ALL CARPETS, FITTED FLOOR COVERINGS, CURTAINS AND BLINDS.

## GLAZING

DOUBLE GLAZING THROUGHOUT.

## HEATING

GAS CENTRAL HEATING.

## ENTRY

BY MUTUAL AGREEMENT.

## EPC:

D63

## POSTCODE:

KW1 5EQ

## OTHER:

FURNITURE AVAILABLE BY SEPARATE NEGOTIATION

## COUNCIL TAX BAND:

B

## LOCATION:

[HTTPS://W3W.CO/WARNS.ENOUGH.GHOSTS](https://w3w.co/warns.enough.ghosts)

## VIEWING

STRICTLY BY APPOINTMENT VIA KR PROPERTIES- TELEPHONE  
01955 950580

## HOME REPORT

THE HOME REPORT VALUATION ON THIS PROPERTY IS  
£125,000.00. DETAILS OF THE HOME REPORT CAN BE ACCESSED A  
A FULL HOME REPORT IS AVAILABLE VIA KR PROPERTIES  
WEBSITE.

AGENTS NOTE: WHILST EVERY CARE HAS BEEN TAKEN TO PREPARE THESE PARTICULARS, THEY ARE FOR GUIDANCE PURPOSES ONLY. ALL MEASUREMENTS ARE APPROXIMATE AND ARE FOR GENERAL GUIDANCE PURPOSES ONLY AND WHILST EVERY CARE HAS BEEN TAKEN TO ENSURE THEIR ACCURACY, THEY SHOULD NOT BE RELIED UPON AND POTENTIAL BUYERS/TENANTS ARE ADVISED TO RECHECK THE MEASUREMENTS