



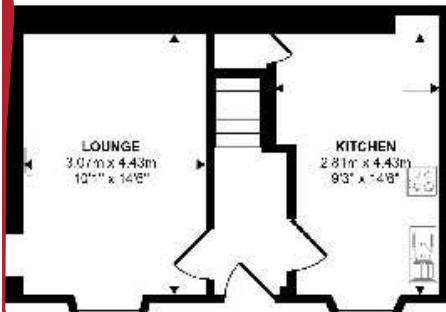
FOR SALE
OFFERS OVER
£125,000



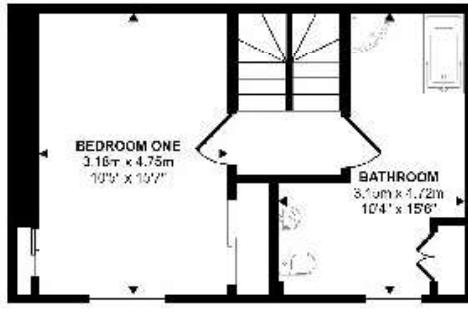
35 TELFORD STREET, WICK

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.

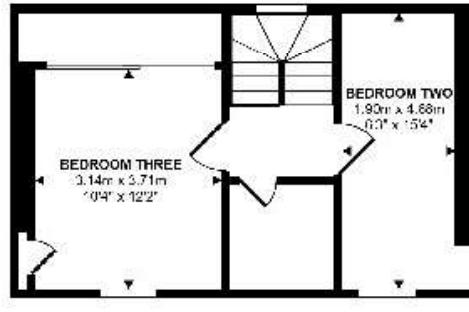
Approx Gross Internal Area
109 sq m / 1171 sq ft



Ground Floor
Approx 37 sq m / 398 sq ft



First Floor
Approx 36 sq m / 388 sq ft



Second Floor
Approx 36 sq m / 388 sq ft

This drawing is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows and any fixtures are approximate and no responsibility is taken for any error, omission or misrepresentation. Items of furniture and fittings shown in the representations may not look like the real items. Photo with kind thanks to J. C. O.

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 AT [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