



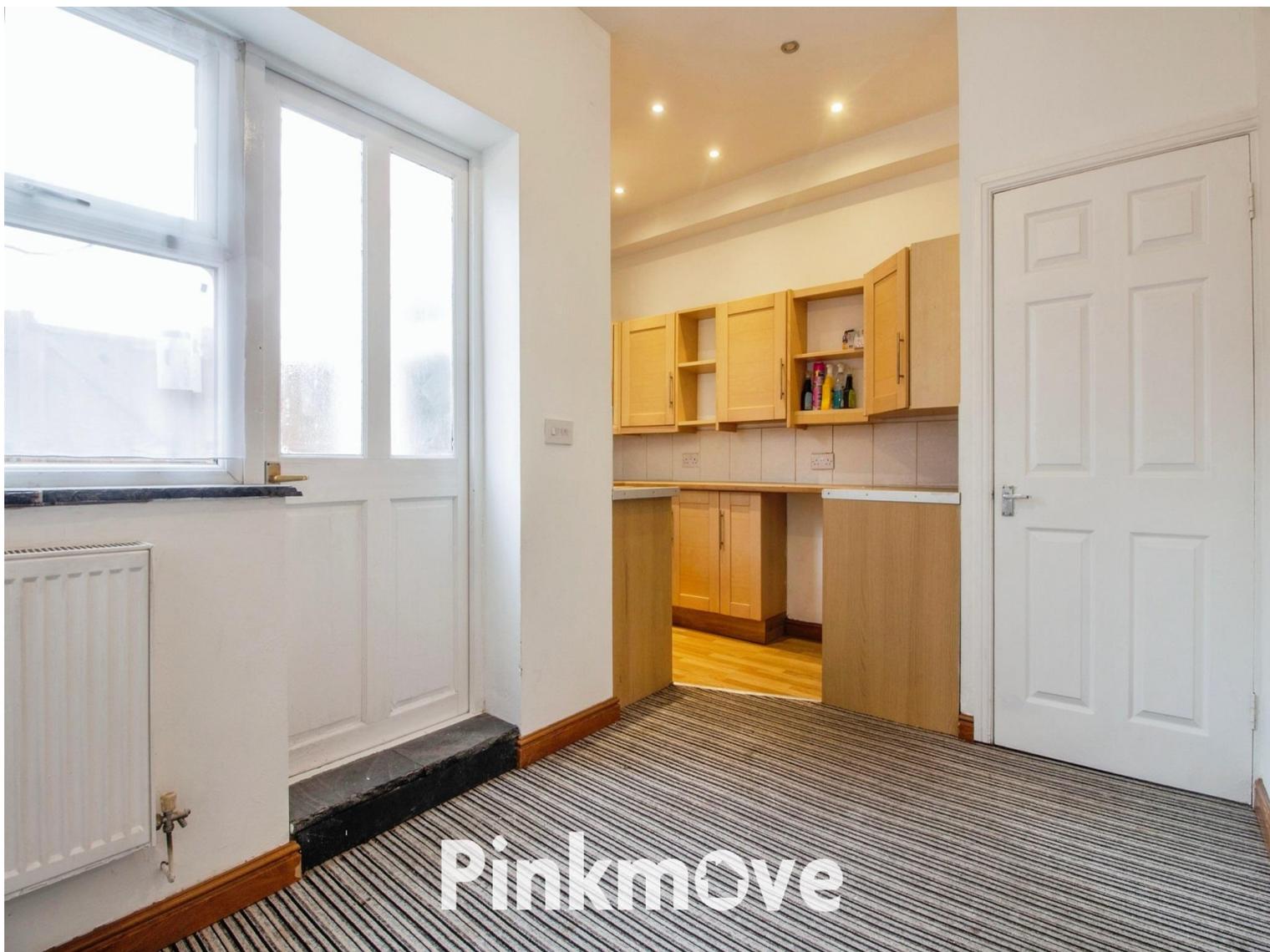
Dolphin Street, guide price £130,000- £140,000

- GUIDE PRICE £130,000 TO £140,000
- NO CHAIN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- SMALL ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- EPC Rating: C



Pinkmove

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About the property

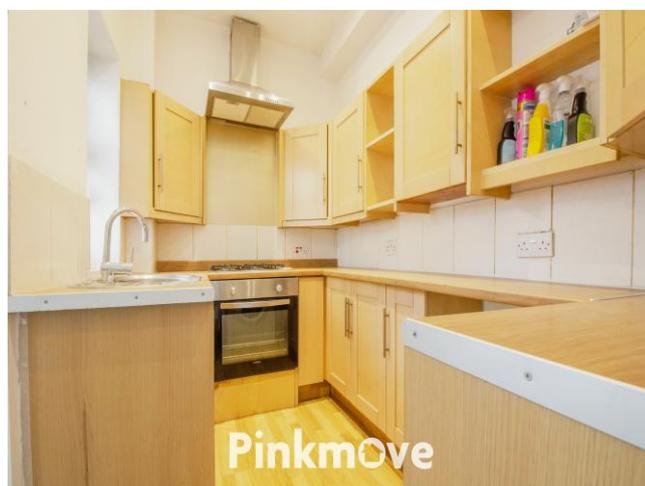
We are delighted to present this charming, terraced property, available for immediate sale, with no onward chain. Nestled within a convenient location that offers excellent public transport links.

The property boasts two spacious double bedrooms that offer plenty of room for relaxation and personal space, ensuring a comfortable lifestyle. Further enhancing the appeal of this property is its two reception rooms. The second of these reception rooms features direct access to the garden, providing an ideal setting for entertaining guests or enjoying some quiet time.

At the heart of the home is the single, well-appointed kitchen that is perfectly equipped to cater to your culinary needs. A single bathroom serves the household needs. This home is not only functional but also emanates a warm and welcoming ambiance.

A feature of this property is the small, enclosed rear garden. This outdoor space offers a ideal place to enjoy the outdoors right at home.

This property offers a unique opportunity to experience comfortable living with the added benefit of having everything you need right on your doorstep. The house holds great potential for anyone looking to put their own stamp on a property. Don't miss out on this fantastic opportunity.





Accommodation

Hall

Living Room

12' 6" x 10' 10" (3.81m x 3.30m)

Kitchen/Diner

9' 7" x 13' 11" (2.92m x 4.24m)

Max Measurements

Cloakroom

4' 11" x 2' 7" (1.50m x 0.79m)

Landing

Bedroom 1

12' 1" x 13' 8" (3.68m x 4.17m)

Max Measurements

Bedroom 2

7' 9" x 7' 10" (2.36m x 2.39m)

Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

Agents Note

There is further information relating to the garden, footpath and previous commercial status which is available to interested parties. Please contact the branch for more details.

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Floorplan



Total area: approx. 56.6 sq. metres (609.7 sq. feet)
47c Dolphin Street

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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