



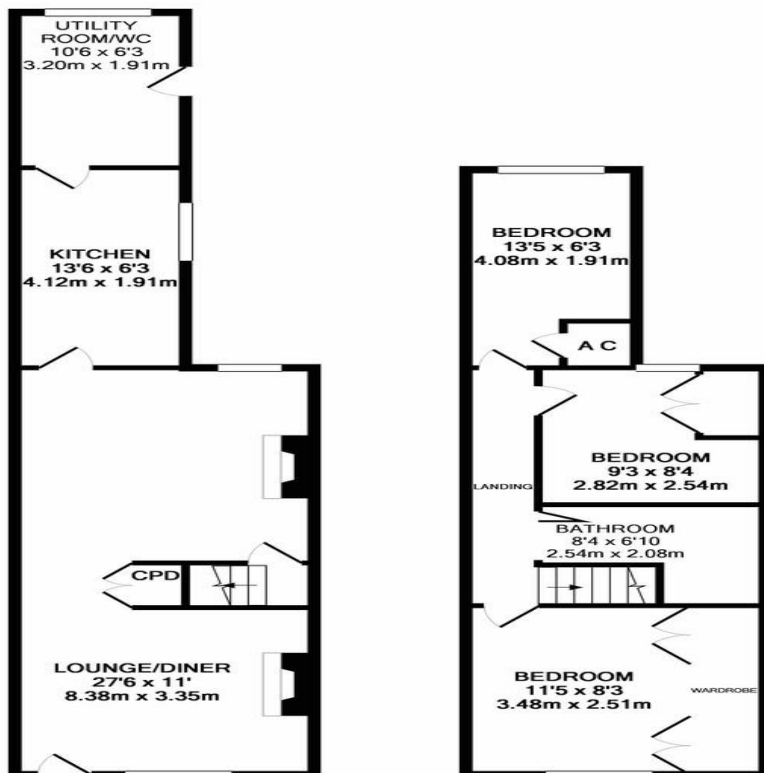


# Property Summary

A well presented mid terrace house with an unusual and flexible layout. The property also has plans drawn up for a loft conversion (plan photo in property images). The accommodation comprises open plan lounge diner, kitchen, utility room/w.c., three bedrooms, bathroom and rear yard. For more info or to view call Phillips George on 01162168178.



EPC - TBC



GROUND FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)

FLOOR PLAN BY PHILLIPS GEORGE  
TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Three Bedrooms
- First Floor Bathroom
- Open Plan Lounge Diner
- Modern Kitchen
- Utility/WC
- On Street Parking
- Close To City Centre
- Plans For Loft Conversion

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

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