Whilst every attempt has been made to ensure the accuracy of the floorplan 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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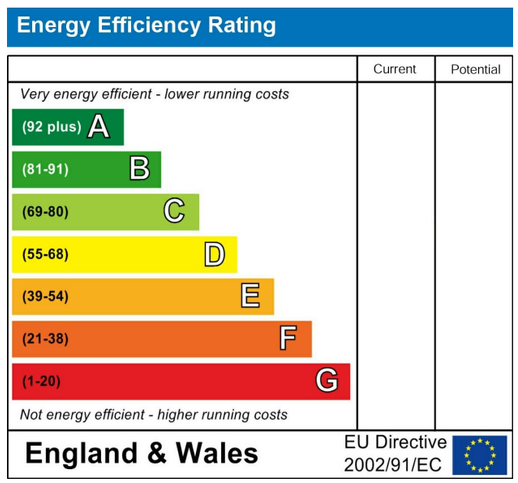

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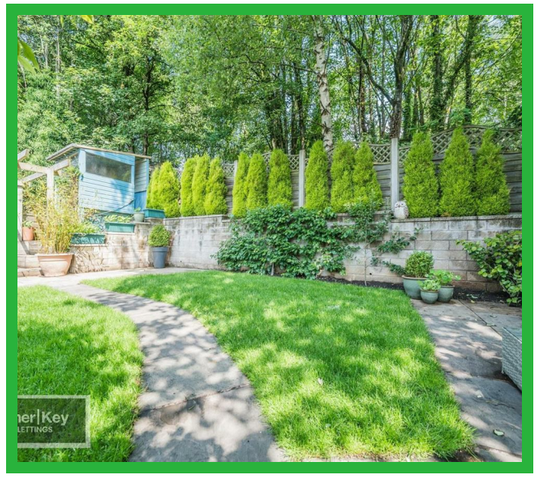

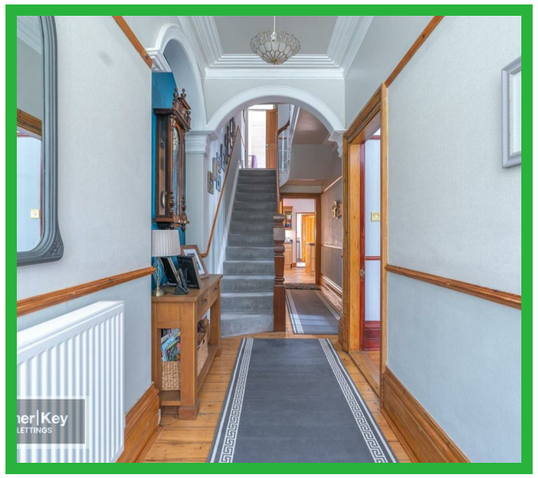

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Spacious 5-Bed Victorian Home Over Four Floors – Stylish Kitchen-Diner, Cellars, & Loft Access. A substantial period property offering five double bedrooms, stunning kitchen with central island & Rangemaster, two bathrooms plus separate WC, utility room, and two generous reception rooms. Finished with character features, UPVC windows, Velux rooflights, and modern comforts throughout. Includes cellar rooms, Worcester boiler, and large loft space. Rear garden access via sliding patio doors. Ideal family home or investment.

Porch
Hall: Tiled floor, double panel radiator, stairs to the first floor.

Living Room: 15’ x 13’10.
Tiled floor, low flush W/C, porcelain wash hand basin, double radiator, UPVC window,

Dining Room 2: 12’9 x 11’4.
Suspended ceiling, radiator,

Kitchen / Diner: 22’2 x 11’
Fitted units + granite worktops, wall cupboards, extractor hood, electric hob, central island with Belfast sink, fridge, Rangemaster, double radiator, UPVC window, sliding patio doors to rear garden,

Utility: 7’10 x 7’.
Fitted units + round edged worktops, wall cupboards, SSSU (stainless steel sink unit), plumbing for washing machine, Velux window,

Separate WC: Low flush W/C, porcelain wash hand basin, double radiator, extractor fan, 2 x single UPVC windows – supply door to rear garden, radiator.

Cellars: 2 rooms, Worcester system boiler.

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Bathroom: Solid oak floor, Cast iron roll top bath with mixer taps, porcelain wash hand basin and low flush wc in vanity unit, UPVC window.

Shower Room: Glazed enclosure, wash hand basin in vanity unit, flush W/C, extractor fan, UPVC window.

Bedroom 1: 12’10 x 11’10
Double wash hand basin in vanity unit, 2 x UPVC windows with deep reveals, radiator,

Bedroom 2: 13’2 x 12’1
2 x UPVC windows with deep reveals, double radiator,

Landing: Double radiator, UPVC window.

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Bedroom 3: 12’ x 11’1
UPVC window, Velux, double radiator,

Bedroom 4: 12’10 x 11’8
Velux, UPVC window, double radiator, wash hand basin in vanity unit,

Bedroom 5: 13’ x 12’1
UPVC window, wash hand basin in vanity unit, double radiator,

Landing: Large wall cupboard, access to loft.