



PCMA
ESTATE AGENTS

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Offers Over £210,000

PCM Estate Agents are delighted to bring to the market this CHAIN FREE THREE BEDROOM OLDER STYLE TERRACED HOME, situated on a sought-after road in Ore, conveniently close to local amenities, schools and bus routes. Offering plenty of POTENTIAL FOR IMPROVEMENT and modernisation, this spacious property would make an ideal family home or investment opportunity.

Arranged over THREE FLOORS, the accommodation comprises a welcoming entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM and kitchen with access onto the rear garden. To the first floor are TWO WELL-PROPORTIONED BEDROOMS and a family bathroom, accessed via a spacious landing, with the THIRD BEDROOM occupying the second floor.

Further benefits include gas-fired central heating, double glazing and a LOVELY REAR GARDEN being laid to lawn with a patio area, ideal for outdoor entertaining and family use.

Please call the owners agents now to book your appointment and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening into:

VESTIBULE

Open place to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, doors to:

LOUNGE

14'1 x 11'6 (4.29m x 3.51m)

High ceilings with cornicing, fireplace, television and telephone points, double glazed bay window to front aspect.

DINING ROOM

12'3 x 11'5 (3.73m x 3.48m)

Exposed wooden floorboards, radiator, under stairs storage cupboard, double glazed window to rear aspect, doorway leading to:

KITCHEN

14'4 narrowing to 11'8 x 9'11 (4.37m narrowing to 3.56m x 3.02m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, space for gas cooker, space and plumbing for washing machine, space for tall fridge freezer, inset one & ½ bowl drainer-sink unit with mixer tap, radiator, double glazed window to rear aspect and two double glazed windows to side aspect, double glazed door to side.

FIRST FLOOR LANDING

Stairs rising to the third bedroom, doors to:

BEDROOM

15'7 x 12'1 (4.75m x 3.68m)

Radiator, fireplace, built in wardrobes, three double glazed windows to front aspect.

BEDROOM

11'3 x 9'9 (3.43m x 2.97m)

Fireplace, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, part tiled walls, airing cupboard with slatted shelves and wall mounted boiler, double glazed window to rear aspect.

LOFT ROOM / BEDROOM

13'2 x 10'3 (4.01m x 3.12m)

Accessed via stairs from the landing directly into this room. Velux style window to front aspect, accessed to eaves storage.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road, with steps up to the front door.

REAR GARDEN

Mainly laid to lawn with a tiled patio abutting the property, rear gated access and wooden shed.

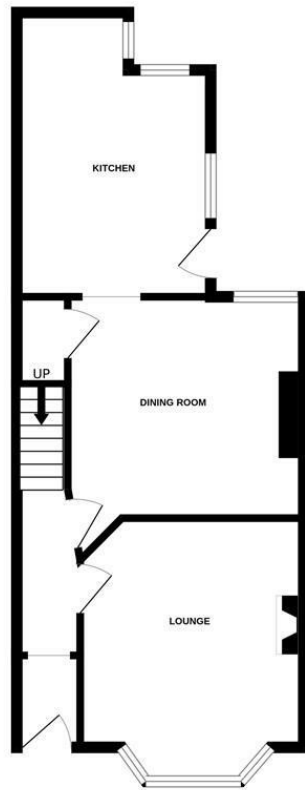
AGENTS NOTE

We are advised by the seller that the loft conversion was completed prior to their ownership and with no records of any planning or building consents.

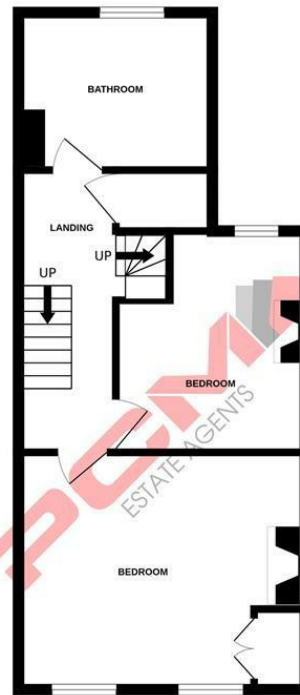
Council Tax Band: B



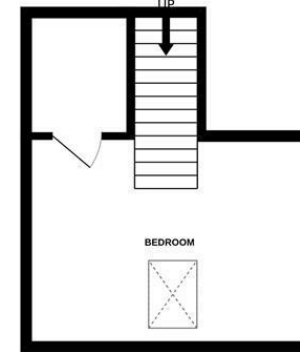
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		