



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

This substantial stone-built Victorian mid-terraced property retains many original features and offers well-proportioned accommodation arranged over three floors. It is ideally located close to the town centre, transport links, local amenities, and the Pavilion Gardens. The ground floor comprises a living room, dining room, and a fitted kitchen with access to the cellar. The first floor features two double bedrooms, a bathroom, and a separate WC, while the second floor provides a further double bedroom and a shower room. Externally, the property benefits from a forecourt garden to the front and an enclosed yard with an adjoining store, leading to a tiered rear garden with a patio seating area.

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tiered lawned garden with a patio and an adjoining store, which benefits from light and power.

### NOTES

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: E  
What3Words Location: tarred.centuries.frown

### ENTRANCE VESTIBULE

Timber entrance door and wooden flooring.

### HALLWAY

Period-style radiator, wooden flooring, and stairs to the first floor.

### LIVING ROOM

14'5 x 12'7 (max) (4.39m x 3.84m (max))

Timber-framed bay window, radiator, open fireplace, and wooden flooring.



### DINING ROOM

12'7 x 13'1 (3.84m x 3.99m)

uPVC double glazed windows, period-style radiator, and tile-effect flooring.



### KITCHEN

10'2 x 6'9 (3.10m x 2.06m)

Stable door, uPVC double glazed window, fitted wall and base units with a wooden worktop over, five ring gas hob with extractor fan over, integral oven, period-style radiator, tile-effect flooring, and access to the cellar.

### FIRST FLOOR LANDING

Radiator, wooden flooring, and stairs to the second floor.

### BEDROOM ONE

11'9 x 16'7 (3.58m x 5.05m)

Timber-framed window, built-in cupboard, radiator, and wooden flooring.



### BEDROOM TWO

12'7 x 11 (3.84m x 3.35m)

uPVC double glazed window, built-in cupboard, radiator, and wooden flooring.



### BATHROOM

5'9 x 6'5 (1.75m x 1.96m)

uPVC double glazed window, P-shaped bath with wall-mounted shower over, pedestal wash basin with mixer tap, period-style radiator, part tiled walls, and tile-effect flooring.



### WC

5'1 x 3'4 (1.55m x 1.02m)

uPVC double glazed window, WC, ladder-style radiator, and tile-effect flooring.

### SECOND FLOOR LANDING

Velux window.

### BEDROOM THREE

14'8 x 15'9 (max) (4.47m x 4.80m (max))

uPVC double glazed window, radiator, eaves storage, and wooden flooring.



### SHOWER ROOM

9'8 x 11'4 (max) (2.95m x 3.45m (max))

Velux window, walk-in shower cubicle with wall-mounted shower, pedestal wash basin with mixer tap, WC with push flush, ladder-style radiator, built-in storage, part tiled walls, and tiled flooring.

### CELLAR

11'11 x 16'8 (3.63m x 5.08m)

Radiator, with light and power.

### EXTERIOR

To the front of the property is a small forecourt garden. To the rear is a