



NO ONWARD CHAIN - This **WELL PRESENTED END TERRACE HOME** is arranged over four floors and has been fully **REFURBISHED TO A HIGH STANDARD THROUGHOUT**. The property is situated in a **DESIRABLE LOCATION OVERLOOKING HEATH PARK** and is currently operating as a successful holiday let. The accommodation comprises an entrance hall, a bay fronted living room and a contemporary dining kitchen to the ground floor. The first floor offers two bedrooms and a large bathroom. To the second floor is a further double bedroom and a shower room. The property also benefits from useful cellar space. Externally, there is a low maintenance enclosed rear garden.

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MISREPRESENTATION ACT 1967.

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ENTRANCE HALLWAY

Composite door, radiator, wood effect laminate flooring, and stairs to the first floor.

LIVING ROOM

12'6 x 13'3 (3.81m x 4.04m)
uPVC double glazed bay window, gas fire, wood effect laminate flooring, and radiator.

KITCHEN

12'6 x 10'8 (3.81m x 3.25m)
uPVC double glazed door and window, fitted base and wall units with a wood effect worktop over, electric hob and integral oven, stainless steel sink and drainer with a mixer tap over, integral dishwasher, plumbing for a washing machine, radiator, wood effect laminate flooring, and cellar access.

FIRST FLOOR LANDING

uPVC double glazed window and stairs to the second floor.

BEDROOM TWO

11'9 x 9'4 (3.58m x 2.84m)
uPVC double glazed window and radiator.

BEDROOM THREE

8'6 x 7'3 (2.59m x 2.21m)
uPVC double glazed window and radiator.

BATHROOM

12'8 x 6'10 (3.86m x 2.08m)
uPVC double glazed window, bath with a wall mounted shower fitted over, WC, pedestal wash basin, built in cupboards, ladder style radiator, part tiled walls, and wood effect laminate flooring,

SECOND FLOOR LANDING

Built in cupboards.

BEDROOM ONE

10'3 x 14'1 (3.12m x 4.29m)
Double glazed window and radiator.

SHOWER ROOM

Double glazed Velux window, enclosed shower cubicle with an electric shower fitting, WC with push flush, pedestal wash basin with a mixer tap over, part tiled walls, and wood effect laminate flooring.

EXTERIOR

The property offers a front garden with established flower beds and an enclosed, low maintenance garden to the rear, with gated access onto Heath Mews.

NOTES

Tenure: Freehold
Council Tax Band: B
EPC Rating: D

