



## Buy

this well proportioned and beautifully refurbished, one double bedroom traditional mid terrace property with separate home office and enclosed rear garden.

## from Spencer.

- · Available with no onward chain
- · One double bedroom
- · Separate office space
- · Beautiful modern bathroom
- · Stunning kitchen diner
- · Cosy front facing lounge
- · Delightful enclosed rear garden
- . Council Tax Band-A
- EPC Rating E
- What3words///client.cling.united











£200,000







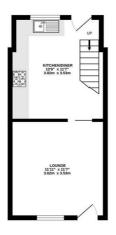


## Floorplan

BASEMENT 137 sq.ft. (12.7 sq.m.) approx.



GROUND FLOOR CEILING HEIGHT 2.53 M 279 sq.ft. (25.9 sq.m.) approx.



FIRST FLOOR CEILING HEIGHT 2.58 M 231 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA: 510sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, me

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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

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