



## Margaret Avenue, £195,000

- Chain Free
- Two Reception Rooms
- Kitchen
- Two bathrooms
- Great Location
- Close to local schools and parks
- EPC Rating: Awaited



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## About the property

Introducing this terraced property available for sale, located in a prime area of the city. This property, offering easy access to public transport links, nearby schools, local amenities, and nearby parks, is a real gem, making it ideal for first-time buyers, investors, and families alike.

This charming property consists of three well-appointed bedrooms, two bathrooms, and a kitchen. The first and second bedrooms are spacious double rooms, with the second bedroom benefitting from built-in wardrobes, offering ample storage space. The kitchen is a bright and airy space, filled with natural light, making it a pleasant area to prepare meals.

The property also boasts two reception rooms, with the second one having a feature fireplace, which adds a cosy and homely feel to the room. This space is perfect for entertaining guests or relaxing with family.

Currently, the property needs modernising, which presents a fantastic opportunity for the new homeowner to put their personal stamp on it and increase its value.

The property is in council tax band C. This is an excellent opportunity to acquire a property in a sought-after location, offering a wealth of potential to create a truly special family home or an attractive investment. Don't miss out on this exceptional opportunity to purchase a home in a fantastic location. Arrange a viewing today to fully appreciate what this charming property has to offer.



## Accommodation

### Living Room

11' 2" Min extending to x 10' 2" ( 3.40m Min  
extending to x 3.10m )

### Dining Room

15' 4" Max x 105' ( 4.67m Max x 32.00m )

### Kitchen

15' 4" x 10' 2" ( 4.67m x 3.10m )

### Porch To Rear

8' 2" x 4' 4" ( 2.49m x 1.32m )

### Downstairs Bathroom

### Bedroom One

10' 8" x 10' 2" ( 3.25m x 3.10m )

### Bedroom Two

10' 5" x 9' 8" ( 3.17m x 2.95m )

### Bedroom Three

7' 5" x 5' 3" ( 2.26m x 1.60m )

### Bathroom

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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