





FULL DESCRIPTION We are excited to bring to the market a stunning Mid-Terraced Victorian home. Property is bright and freshly restored all throughout the home! It is presented in a very contemporary vintage fashion and is radiating with character. Located within walking distance to city center and local amenities.

The living/dining room is large and very cosy. The living room has an integrated fireplace and bay window looking out of the front of the home. The kitchen has been extended to include a large dining area. There are lots of cupboards for storing kitchen essentials.

On the first floor, the main bedroom is spacious and has a featured fireplace and a large bay window. The second double bedroom is bright and airy, with an integrated cupboard and featured fireplace. The gorgeous bathroom consisting a sink, W.C and bath with a shower overhead.

Outside there is a charming garden perfect for al fresco dining and BBQ parties!

Subject to planning permission there is potential of loft conversion into a large double bedroom and ensuite.



GROUND FLOOR

LIVING/ DINING ROOM 22' 2" x 12' 6" (6.78m x 3.83m) Great space with large bay window, overlooking the front of the home. Lovely kept original wood flooring, coving and picture rails. There is a gas fireplace in the living room and an open concept leading to the dining room. From the dining room there

is an entry to the kitchen.

KITCHEN/ DINER 10' 2" x 17' 3" (3.11m x 5.26m)

Particularly large kitchen with lots of storage and space for appliances. The kitchen has a partial glass roof and stunning French glass doors leading to the garden. There is more than enough space for a large dining table.

FIRST FLOOR

BEDROOM 1 10' 6" x 16' 4" (3.21m x 4.99m)

Fantastic sized bedroom with large bay windows and featured fireplace

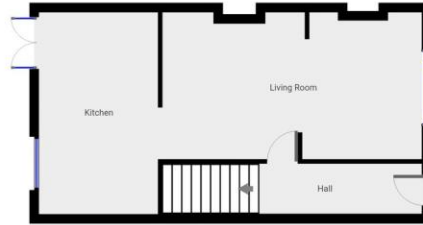
BEDROOM 2 9' 10" x 10' 9" (3.01m x 3.29m) Great sized double room with large window overlooking the garden and integrated cupboard.

BATHROOM 10' 0" x 8' 8" (3.05m x 2.65m) A fantastic sized bathroom consisting a bath with shower overhead, W.C and a hand basin. There is two windows great for air circulation.









THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |