

# Wilfred Street, £220,000

- NO ONGOING CHAIN
- DECORATED THROUGHOUT
- IDEAL FIRST TIME BUY / INVESTMENT
- COUNCIL TAX BAND C
- TOWN CENTRE LOCATION
- EPC Rating: Awaited









# About the property

DECORATED THROUGHOUT - Comprising of porch, hallway, living room, dining room, kitchen, utility area, bathroom, landing, 3 bedrooms, shower room, enclosed rear garden.

## Accommodation

### Lounge

13' 4" max x 10' 9" max ( 4.06m max x 3.28m max )

## **Dining Room**

14' 5" max x 11' 8" max ( 4.39m max x 3.56m max )

#### **Kitchen**

11'8" x 9' 3" ( 3.56m x 2.82m )

## **Utility Room**

6' 1" x 3' 3" ( 1.85m x 0.99m )

#### **Bathroom**







Landing

## **Bedroom One**

14' 8" max x 11' 4" ( 4.47m max x 3.45m )

## **Bedroom Two**





11' 6" x 9' max ( 3.51m x 2.74m max )

## **Bedroom Three**

12' max x 9' 5" ( 3.66m max x 2.87m )

## **Shower Room**

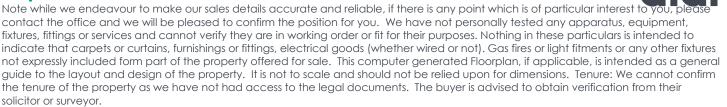


## **Floorplan**



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

## **Important Information**



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



