



- Exceptionally spacious end of terrace house
- In need of complete restoration
- Ground floor - 2 reception rooms & dining kitchen
- First floor - 3 bedrooms & bathroom
- Second floor - 2 Attic bedrooms & ensuite shower room
- Sought after location
- Excellent potential offered

**Ground Floor**

Side Entrance Lobby  
Sitting Room 4.20m x 4.47m  
Dining Room 4.29m x 4.40m  
Dining Kitchen 5.05m x 2.39m

**Basement**

Cellars

**First Floor**

Landing  
Front Bedroom One 3.28m x 4.60m  
Front Bedroom Two 4.60m x 1.78m  
offering potential as an ensuite &  
dressing room  
Rear Bathroom (no suite) 3.37m x  
1.49m  
Rear Bedroom Three 3.55m x  
3.47m with door leading to the rear  
roof

**Second Floor**

Attic Bedroom Four 5.15m x 3.18m  
plus 1.81m x 1.99m  
Attic Bedroom Five 2.84m x 2.94m  
with Velux window  
Ensuite Shower Room/WC 2.89m  
x 2.18m

**Outside**

Garden with mature Magnolia  
Rear Yard & small garden area

**EPC Rating E**

**VIEWING**

Mondays 2nd, 9th, 16th & 23rd May  
at 2pm prompt & Wednesdays 4th,  
11th & 18th May at 2pm prompt

