



Two Bedrooms

Investment Opportunity

In Need of Modernisation

Rear Garden

UPVC Double Glazing

Currently a Rental Property

Jillings Estates are pleased to offer a mid-terrace house in need of some modernisation, a traditional layout with 2 large double bedrooms, lounge & dining room, gas central heating and double glazing.

Offering Accommodation Including:

Lounge 12'2" x 11'8"max (3.70m x 3.40m)

Fitted with television & telephone points, uPVC double-glazed window and radiator.

Dining Room 12' x 11'2" (3.66m x 3.40m)

With radiator and uPVC double-glazed window.

Kitchen 11'1" x 5'10" (3.38m x 1.78m)

Fitted with a range of base and wall units in a beech finish with contrasting black laminate worktops and tiled splashbacks. Appliances include an integrated single oven and hob. There is wood laminate flooring, a radiator and uPVC double-glazed window.

Bedroom 1 12'2" x 11'9" (3.70m x 3.58m)

With television and telephone points, radiator and uPVC double-glazed window.

Bedroom 2 11'11" x 11'2" (3.63m x 3.40m)

With a built in cupboard, television and telephone points, radiator and uPVC double-glazed window.

Bathroom

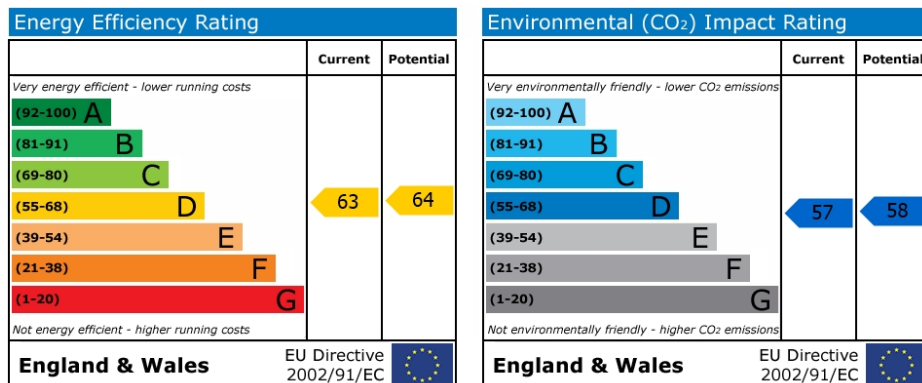
Located on the ground floor and fitted with a white suite comprising of a bath with a shower over, a pedestal basin and WC. There is also a radiator, uPVC double-glazed window and wood laminate flooring.

Outside

There is a garden to the rear of the property which is mainly laid to lawn with a paved seating area.

Please note:

All photos used were taken prior to the current tenancy and should be used to gauge room size and layout only.



PLEASE NOTE:

Viewing Arrangements

To arrange a viewing of this, or any other property, please contact Jillings Estates.

Fixtures and Fittings

All fixtures and fittings not specifically stated in these Detailed Particulars are excluded from the sale. Interested parties are advised to make specific mention of any fixtures or fittings required when making any offer in order to avoid any ambiguity.

Testing

No appliance or service has been tested by Jillings Estates and we are therefore unable to verify they are in full working order. Interested Parties are advised to make their own enquiries in this regard.

Internet

For further details of this or any other property marketed by Jillings Estates please visit our website at www.jillingsstates.co.uk.

Floor Plans & Measurements

All floor plans are produced for guidance purposes only and should not be relied upon by interested parties. They are not prepared to scale and measurements and other dimensions are not guaranteed. Please enjoy their illustrative benefits accordingly.

Surveys

Jillings Estates would be glad to arrange an RICS property survey for you when you have negotiated the purchase of your new home. Please contact us for further details.

Contact Information

If you wish to contact us please use one of the following options:

Telephone: 01636 812887 or 01159609500

Email: sales@jillingsstates.co.uk

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