



## Buy ·

this superb three bedroom traditional Victorian end of terrace home with private long rear garden.

## -from Spencen.

- Three bedroom traditional end terrace
- Excellent first time buyer opportunity
- Cosy front facing lounge with feature fireplace
- · Three good sized bedrooms
- · Family bathroom
- · Elevated rear garden
- · Sought after location
- . Council Tax Band-A
- EPC Rating-D
- · What3words///mixed.walks.bridge











Offers Around

£215,000















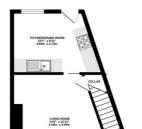




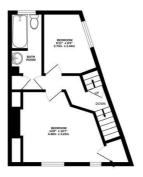
## Floorplan

CELLAR 192 sq.ft. (17.8 sq.m.) approx.

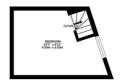
TORILAD. THE LADIA TANK A LADIA GROUND FLOOR 296 sq.ft. (27.5 sq.m.) approx



1ST FLOOR 294 sq.ft. (27.3 sq.m.) approx.



2ND FLOOR 124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA: 715sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Spencer.

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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

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