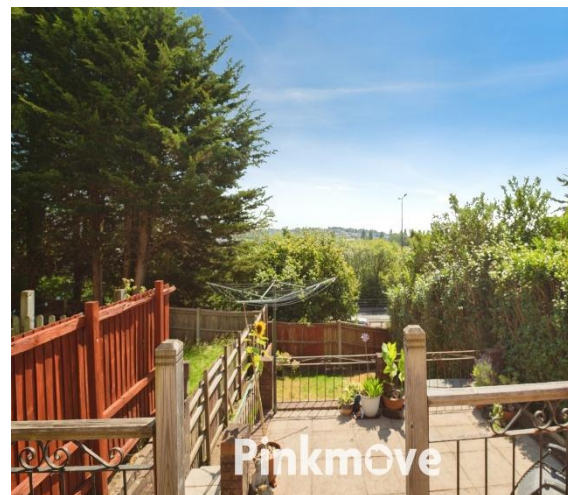




Redland Street

Offers in Excess of £167,500

- NEW PRICE
- Spacious lounge with bay window
- Sunroom
- Ground floor family bathroom
- Enclosed rear garden with patio area
- Close to local amenities and transport links
- On Street Parking
- EPC Rating: D



 3  1  2

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About the property

This spacious three-bedroom mid-terrace property offers versatile accommodation across three floors and benefits from a generous rear garden, sunroom, converted attic space and convenient on-street parking, making it an ideal family home.

The property is entered via a welcoming hallway which provides access to the well-proportioned lounge, featuring a bay window to the front aspect and ample space for family living. To the rear is a spacious kitchen/dining room fitted with a range of wall and base units, providing excellent storage and worktop space. The kitchen opens into a bright sunroom overlooking the rear garden, creating an ideal additional reception area for relaxing or entertaining. A ground floor family bathroom completes the accommodation on this level.

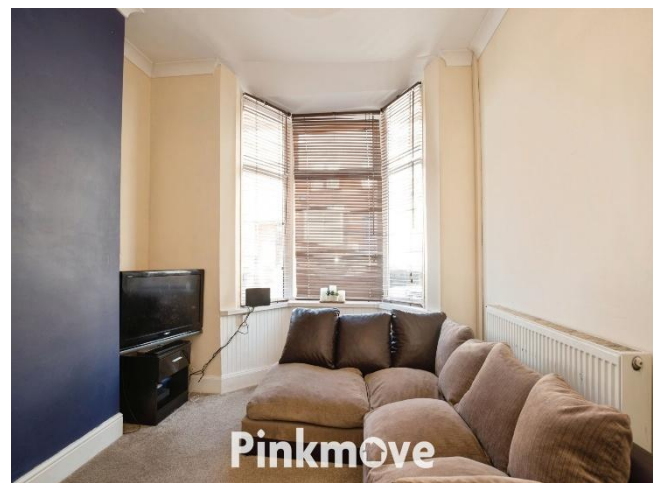
To the first floor are three bedrooms, including a generously sized principal bedroom spanning the width of the property. Bedroom two is a comfortable double room, whilst bedroom three is ideal as a child's bedroom, guest room or home office.

The second floor attic space offers a versatile space suitable for a variety of uses, subject to individual requirements.

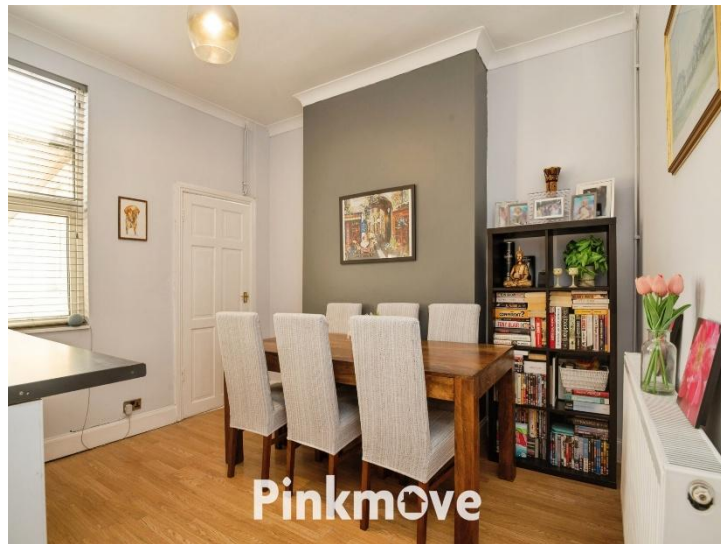
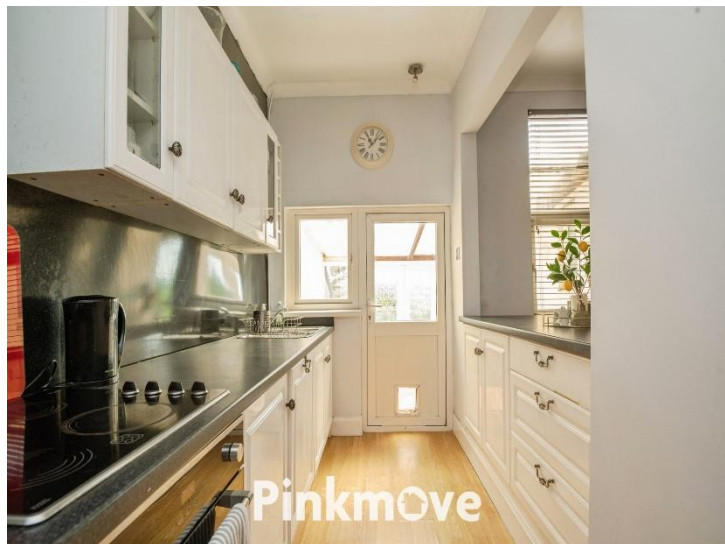
Externally, the property benefits from an enclosed rear garden featuring a raised patio area, perfect for outdoor dining and entertaining, with steps leading down to a further garden area bordered by mature hedging for added privacy. The property also benefits from on-street parking to the front, providing convenient parking options for residents.



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Accommodation

Lounge

13' 6" x 10' 1" (4.11m x 3.07m)

Kitchen

16' 4" x 12' (4.98m x 3.66m)

Sunroom

12' x 9' 1" (3.66m x 2.77m)

Bathroom

9' 1" x 4' 11" (2.77m x 1.50m)

Bedroom 1

16' 5" x 10' 10" (5.00m x 3.30m)

Max Measurements

Bedroom 2

12' 2" x 9' (3.71m x 2.74m)

Bedroom 3

8' 2" x 7' (2.49m x 2.13m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 108.6 sq.m. (1,169 sq.ft.) approx

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.localagent.com

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Important Information

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