



- **Grade II Listed**
- **Original Sash Windows**

#### Entrance - Ground Floor

Via wooden door into entrance hall.

#### Entrance Hall

Door to lounge. Stairs to ground floor and first floor. Two radiators. Oak flooring.

#### Kitchen 9'9 x 9'3 (2.97m x 2.82m)

Original sash window to rear aspect. Range of eye level and base storage units with laminate roll edge work surfaces over. Three sink units. Gas cooker points. Plumbing for dishwasher. Vinyl flooring.

#### Lounge 19'3 x 13'8 (5.87m x 4.17m)

Two single glazed sash windows to front aspect with original wooden shutters. Original fireplace with surround. Dumbwaiter. Coving. Two radiators. Original oak flooring.

#### Dining Room 15'9 x 13'9 (4.80m x 4.19m)

Single glazed original sash window to rear aspect with original wooden shutters. Two radiators. Original oak flooring.

#### Cloakroom

Pedestal wash hand basin, wc. Worcester combination boiler.

#### Lower Ground Floor - Self Contained Apartment

#### Inner Hallway

Doors to bedrooms and cloakroom. Storage cupboard. Door to rear aspect.

#### Lounge 19'3 x 13'8 (5.87m x 4.17m)

Single glazed window to front aspect. Flagstone flooring.

#### Kitchen 9'9 x 9'3 (2.97m x 2.82m)

Door to front aspect. Belfast sink unit. Gas cooker point. Plumbing for washing machine. Worcester combination gas boiler.

#### Bedroom One 14'5 x 13'5 (4.39m x 4.09m)

Original single glazed window to rear aspect. Original fully working fireplace with tiled surround. Free standing bath. Radiator.

#### WC

UPVC double glazed window to side aspect. Pedestal wash hand basin, low level wc.

#### Bedroom Two 9'2 x 6'8 (2.79m x 2.03m)

Original single glazed sash window. Feature fireplace. Tiled shower cubicle. Radiator. Laminate flooring.

#### First Floor

#### Landing

Split level landing with doors to kitchen, bathroom, utility, wc, bedrooms one and two.

#### Bedroom One 14'9 x 14'1 (4.50m x 4.29m)

- **Self Contained Apartment**
- **Rear Car Park For Eight**

Original wooden single glazed window to rear aspect with original shutters. Original working fireplace. Carpet. Rental income of £550 pcm.

#### Bedroom Two 15'6 x 13'9 (4.72m x 4.19m)

Two original single glazed windows to front aspect. Original fireplace. Three radiators. Carpet. Current rental figure: £525 pcm.

#### Bathroom

Original single glazed sash window to rear aspect. P-shaped panelled bath with shower over, pedestal wash hand basin. Extractor fan. Part tiled walls. Radiator. Vinyl flooring.

#### WC

Aluminium single glazed window to side aspect. Vanity wash hand basin, wc. Vinyl flooring.

#### Kitchen 9'7 x 7'7 (2.92m x 2.31m)

Wooden original sash window to front aspect. Built-in electric oven and hob. Part tiled walls. Further appliance space. Vinyl flooring.

#### Second Floor

#### Bedroom Four 9'7 x 6'8 (2.92m x 2.03m)

Single glazed window to rear aspect. Radiator. Carpet.

#### Bedroom Five 15'8 x 9'2 (4.78m x 2.79m)

Aluminium single glazed window to rear aspect. Radiator. Carpet. Current rental figure: £460 pcm.

- **Town Centre Location**
- **Versatile Accommodation**

#### Bedroom Six 13'7 x 12'7 (4.14m x 3.84m)

Original single glazed sash window to front aspect. Radiator. Carpet. Current rental figure: £495 pcm.

#### Bedroom Seven 9'1 x 8'9 (2.77m x 2.67m)

Original single glazed sash window to front aspect. Radiator. Carpet. Current rental figure: £395 pcm.

#### Shower Room

Tiled shower cubicle, low level wc. Part tiled walls. Extractor fan. Laminate flooring.

#### Rear Of Property

Parking for approximately 8 vehicles enclosed by cast iron gates.

