

Whites

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22 Watkin Terrace The Mounts NN1 3ER



PRICE: £209,995 Freehold

A fantastic family home or great opportunity for a rental investment with six bedrooms and self contained flat and the possibility for two more bedrooms on the top floor. The space is ample as well as potential. Overlooking the Racecourse Park, it is a great location with plenty of scope. With many great features including stripped floorboards, stripped doors and a character bedroom with balcony. The property is situated over five floors, the lower ground floor is a self contained flat with its own entrance, to the ground floor there is a 26' lounge/kitchen/dining room with range cooker and feature fireplace. The first floor has two bedrooms and a family bathroom, the second floor comprises three further bedrooms, one with a wrought iron balcony with views over the Racecourse and a shower room and the third floor has the potential for two more bedrooms with velux windows.

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ACCOMMODATION DETAILS.

LOWER GROUND FLOOR

SELF CONTAINED

FLAT: 16'9 x 14'5 (5.1m x 4.4m) Accessed via own front door, comprises stripped floorboards, feature fireplace with Aga, exposed brickwork, double panel radiator, dado rail, doors to:



BEDROOM 6: 12'2 x 8'6 (3.7m x 2.6m). Entered via stripped door, feature fireplace, single panel radiator, double glazed window to front aspect, exposed brickwork, picture rail.

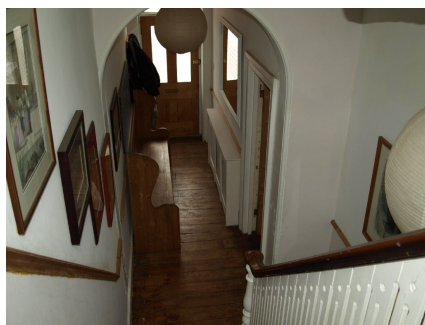
BATHROOM: WC, pedestal mounted wash hand basin, freestanding clawfoot bath, double glazed window to front, picture rail, wall mounted boiler, double panel radiator.

SUN ROOM: 16'9 x 8'10 (5.1m x 2.7m). Exposed brick and stone flooring.

GROUND FLOOR

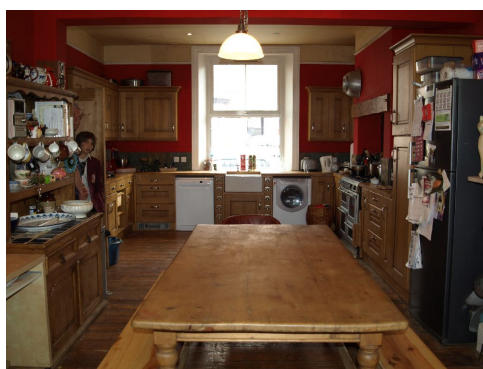
ENTER VIA: Stripped ornate door into:

HALLWAY: Double panel radiator, stripped floorboards, dado rail, base of stairs, door to self contained flat, door to garden, door to:



KITCHEN/LOUNGE/

DINING ROOM: 26'3 x 13'1 (8.0m x 4.0m). Kitchen comprises a range of base and eye level units, butler style sink, plumbing for a washing machine, space for a dishwasher, six ring range with three ovens including a warming oven with extractor fan over, space for a fridge/freezer, window to front aspect, stripped floorboards. Dining room comprises feature fireplace with wood burner and wooden surround, picture window to rear aspect, double panel radiator, picture rail, stripped floorboards.



FIRST FLOOR

Stripped wooden stairs, leading to:

LANDING:

Window overlooking The Racecourse, radiator, dado rail, doors to:

BEDROOM 1:

14'9 x 10'10 (4.5m x 3.3m). Bay window to rear aspect, stripped floorboards, picture rail, feature fireplace with brick surround and wooden mantle, single panel radiator.

BEDROOM 2:

13'1 x 11'6 (4.0m x 3.5m). Entered via stripped door, window to front aspect, stripped floorboards, single panel radiator.

BATHROOM:

7'10 x 7'3 (2.4m x 2.2m). Entered via stripped door, low level WC, freestanding clawfoot bath, pedestal mounted wash hand basin, dado rail, stripped floorboards, skirting, obscured glazed window to front aspect, single panel radiator, stained glass feature window.



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SECOND FLOOR

- LANDING:** Window to rear aspect, base of stairs, stripped floorboards, doors to:
- BEDROOM 3:** **10'10 x 10'10** (3.3m x 3.3m). Patio doors lead to wrought iron balcony overlooking The Racecourse, feature fireplace with brick walls, shelving.
- BEDROOM 4:** **10'10 x 8'10** (3.3m x 2.7m). Double glazed window to front aspect, single panel radiator, picture rail, stripped floorboards.
- BEDROOM 5:** **7'7 x 5'11** (2.3m x 1.8m). Double glazed window to front aspect, single panel radiator, stripped floorboards, picture rail.
- SHOWER ROOM:** WC, shower cubicle, stripped floorboards.

THIRD FLOOR

Stripped stairs and velux windows leading to:

- ROOMS 7, 8 & 9:** Velux windows, exposed brick, storage in eaves.
 Room 7 measurement 13'5 x 8'10 (4.1m x 2.7m)
 Room 8 measurement 10'10 x 7'3 (3.3m x 2.2m)
 Room 9 measurement 10'2 x 5'11 (3.1m x 1.8m)

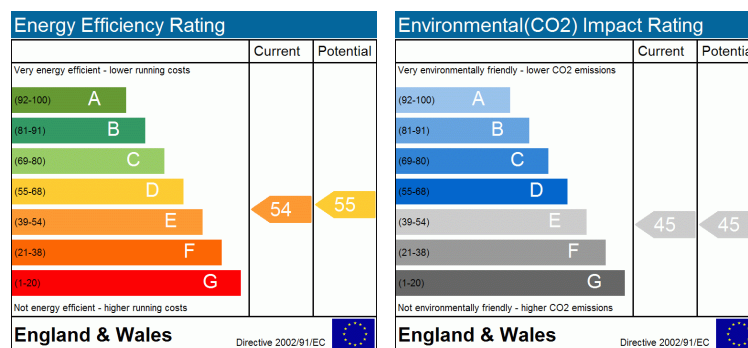
OUTSIDE

- REAR GARDEN:** Mainly laid to patio, enclosed by brick walls.



VIEWING ARRANGEMENTS: By appointment with Whites Estate Agents.

AGENTS NOTE: Rooms 7, 8 & 9 do not have building regulations and therefore are not habitable.



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BASEMENT LEVEL



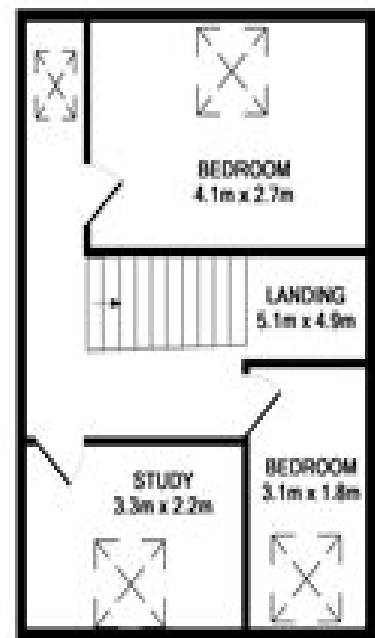
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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