



An excellent investment opportunity

Three spacious, one bedroom flats

Walking distance to town centre

Benefits from a large basement offering excellent storage

Offered for sale with no forward chain

Three separate boilers/central heating systems

Few minutes' walk to the train station

Benefits from a low maintenance rear yard

Offered for sale with no forward chain is this spacious property, set over four floors. This would be a fantastic investment opportunity for anyone looking to expand their property portfolio. With three self contained flats, you can benefit from multiple income streams, making it an ideal choice for both seasoned investors and first time buyers.

The property is just a few minutes' walk to the town centre, where you will find numerous amenities all on your doorstep. On offer is a total of three self-contained flats, which all benefit from their own meters, and central heating system/boilers. Each of the flats has plenty of space, with a fitted kitchen, spacious lounge, bathroom, and a double bedroom. Not only does the property have the three plots, but there is also a large basement, providing excellent storage, and a secure, low maintenance yard at the rear. Not only is the location convenient for the town centre, but the nearby train station, is just a few minutes walk away offering excellent transport links to nearby towns.

Viewing is highly recommended to fully appreciate the space, and opportunity, this property offers.

ACCOMMODATION

Flat 13a

Vestibule

The vestibule is entered through a solid-wood door, with glass top panel, allowing in plenty of natural light, and leads to the lounge.

Lounge

This spacious, lounge benefits from an, electric fire place. There are two ceiling roses, decorative coving, dado rail, and a large, double panel radiator. Two uPVC double glazed windows provide plenty of natural light. The lounge leads to the inner hallway.

Hallway

The hallway has a large storage cupboard which benefits from lighting. There is decorative coving, and the hallway leads to the kitchen, bathroom, and the bedroom.

Kitchen

Fitted kitchen comprising of a range of wall and base units, with a complementary worktop. Built-in electric oven, with a separate electric hob. Plumbing for the washing machine, and space for a tumble dryer, and fridge/freezer. There is a stainless-steel sink, with draining board, and mixer tap. Kitchen has decorative coving, single panel radiator, and a uPVC double glazed window.

Bathroom

Modern bathroom suite incorporating a bath with shower above, WC, pedestal hand-wash basin, and extractor.

Bedroom

A light and airy, double bedroom, with three uPVC double glazed windows. The room benefits from built-in wardrobes, and a double panel radiator.

Hallway and landing

The two flats are entered by a hallway which leads to the stairs, providing access to both flats and the general store room.

Flat one 13b

General store room

There is a window, offering natural light and plenty of storage.



Hallway

The hallway has decorative coving, and leads to the lounge, and bedroom.

Lounge

This spacious, L-shaped room has more than ample space for a dining room table and chair set. The room has a modern, pebble-effect, electric fire. There is decorative coving, ceiling rose, double panel radiator, and a large, double glazed, sash window. A feature arch opens up to the kitchen.

Kitchen

A fitted kitchen, incorporating a range of wall and base units, with a complementary worktop, and tiled splashbacks. There is a built-in electric oven, with separate electric hob above. There is plumbing for a washing machine, tumble dryer, and fridge/freezer. The kitchen has decorative coving, and a stainless-steel sink with draining board.

Bedroom

A generously-sized, double bedroom, with built-in cupboards providing excellent storage. There is decorative coving, single panel radiator, and a uPVC double glazed window. The bedroom leads to the en-suite.

Ensuite

A spacious, ensuite comprising of a bath with tile surround, a toilet and pedestal hand-wash basin, with two-door, mirrored, cabinet above. The ensuite houses the Baxi boiler. There is a single panel radiator, and a uPVC double glazed, frosted window.

Flat two 13b

Entrance/utility

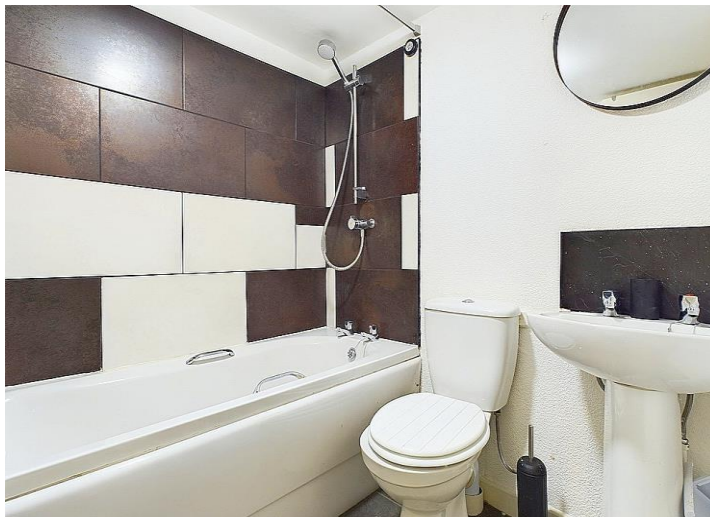
There is plumbing for the washing machine, and a useful worktop. Leads to an inner hall, and the bedroom.

Inner hall

Benefits from a double panel radiator, and leads to the kitchen, lounge, and also the bathroom.

Lounge

Lounge has a stylish, pebble-effect, wall-mounted electric fire. There is a ceiling rose, single panel radiator, and a double glazed, sash window.



Kitchen

Comprises of a range of fitted wall and base units, with a complementary worktop, and tiled splashback. There is a built-in electric oven, with a separate electric hob. Stainless-steel sink with draining board, and an opening to the lounge, as well as a skylight which allows in plenty of light.

Bathroom

This modern bathroom benefits from a bath with glass screen, both Monsoon and handheld showerheads. WC, and pedestal hand-wash basin. Extractor, part-tiled walls, and a double panel radiator.

Bedroom

A spacious, double bedroom, which benefits from built-in wardrobes. The room houses the Baxi boiler, has a single panel radiator, a skylight, and a double glazed window.

Yard

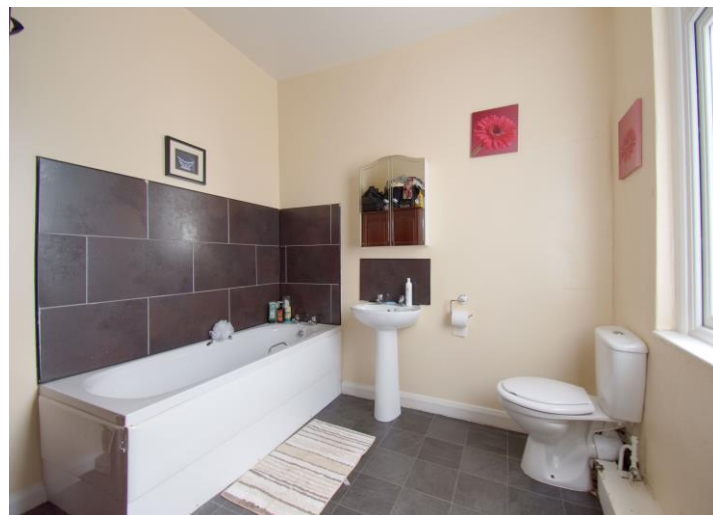
The property benefits from a large square yard, which is securely walled around with gated access.

TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC TBC



LOW FEES, LOCAL EXPERTISE

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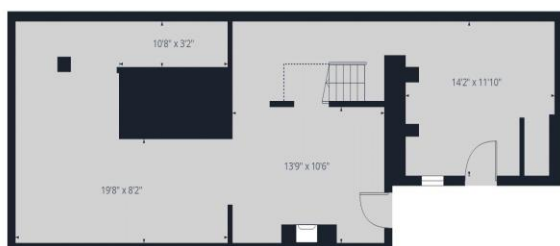
MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





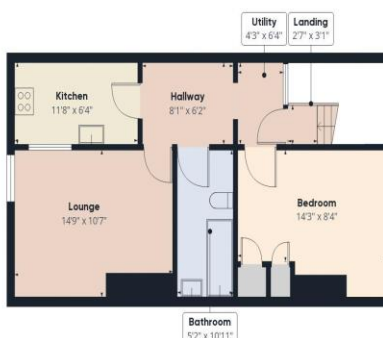
Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2518.46 ft²

Reduced headroom

14.94 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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