

## 28 Victoria Terrace



Offers Around £145,000

# 28 Victoria Terrace

A very well presented traditional mid terrace house with many original features. With Spacious rooms, large attic room and cellar room. The property is situated within close proximity to the town centre.

In brief the accommodation comprises, to the ground floor - Entrance Hall, Living Room, Dining Room, Kitchen, stairs down to Cellar Room. To the first floor - Two large double bedrooms, A spacious bathroom with bath. Stairs to the second floor where there is a large attic room. Outside an enclosed and mature rear garden. Ideal first home or property investment.

## GROUND FLOOR

Open porch, door with window over leading into:-

### Hallway

Power points, ceiling light point, decorative ceiling corning, doors to lounge, dining room/sitting room, bifold doors to stairs leading down to cellar

### Lounge 4.16m (13' 8") into bay x 3.00m (9' 10") max

uPVC double glazed walk in bay window to the front, decorative ceiling coving, plaster ceiling rose with ceiling light point, radiator with thermostatic control, stripped and polished pine flooring, open fire place (with flue not currently open) with timber mantle and tiled hearth. TV point, multiple power points.

### Dining / Sitting Room 4.06m (13' 4") max x 3.63m (11' 11")

uPVC double glazed window to the rear, open fire with black cast surround with tile hearth and wood mantle, door to stairs to first floor landing, radiator, multiple power points, ceiling light point, stained and polished pine flooring, opening into:-

### Kitchen 3.85m (12' 8") x 1.82m (6' 0")

uPVC double glazed window to the rear, quarry tiled flooring, a fitted kitchen with matching base units including a range of cupboards and drawers. Integrated AEG fan assisted electric oven and grill, space and plumbing for washing machine, space for upright fridge freezer, breakfast bar, multiple power points, ceiling light point. Work surface with matching up stand, inset four burner gas hob with splashback and stainless steel and glass extractor hood and chimney over. Inset ceramic one and half bowl sink and drainer with swan neck mixer tap, door leading to side and to rear.

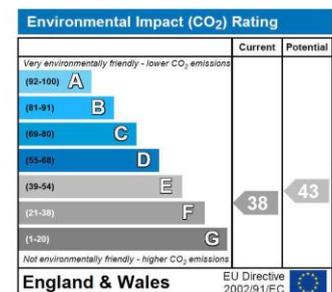
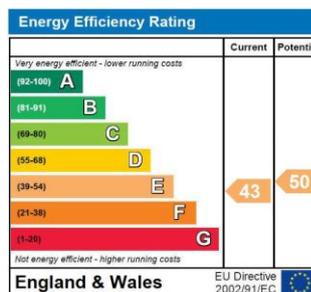
### Cellar 3.20m (10' 6") x 2.40m (7' 10") min

Stone steps leading down to cellar with well over 6 feet of head clearance. The room has been pine-clad throughout and was once a fairly well sound-proofed music room. There is power and lighting and an extractor, timber floor, radiator with thermostatic control and natural light from a small street-level window.

## FIRST FLOOR

### Landing

Two ceiling light points, doors to two bedrooms and family bathroom and door to stairs leading to attic room, stripped and polished pine plank flooring.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Bedroom 1 5.05m (16' 7") x 3.67m (12' 0")**

Very large sized double bedroom with two uPVC double glazed windows to the front, stripped and polished pine flooring, multiple power points, ceiling light point, built in storage, space for very large double bed, radiator with thermostatic control.

**Bedroom 2 3.63m (11' 11") x 3.02m (9' 11")**

Double glazed window to the rear, stripped and polished pine flooring, two ceiling light points, multiple power points, ample space for large double bed and bedroom furniture, door to stairwell which leads to attic room.

**Family Bathroom 3.65m (12' 0") x 1.86m (6' 1")**

Double glazed opaque window to the rear, oval bath with double bi-fold glass shower screens, wall mounted shower system and mixer filler, wall mounted bathroom unit with wood effect counter top and top mounted sink, cupboards and drawers under, close coupled WC, wall mounted chrome effect heated towel ladder with thermostatic control, wall mounted Worcester Bosch gas combination boiler, ceiling light point.

**Attic Room 5.15m (16' 11") x 3.46m (11' 4")**

Two velux windows to the front elevation, stripped and polished pine flooring, multiple power points, TV point access to eaves storage, radiator with thermostatic control. With relevant permissions this could be made into an excellent double bedroom.

**OUTSIDE**

To the front:-

To the side: - A covered alley way shared with the next door neighbour and leading to the rear garden

To the rear:- Paved patio, an area of lawn, raised borders of shrubs and trees. To the rear of the garden a timber decked area. The garden is fully enclosed with brick walls and timber panel fencing.

