

2 Bedroom Offers in excess of

£130,000



Thorpe Hamlet

Two bedroom terraced property comprising of three floors, property benefits from entrance hall, bay fronted lounge, dining room, breakfast room, kitchen, on the first floor two bedrooms, bathroom, dressing room and stairs leading to second floor loft conversion. Property in need of renovation. To the rear of the property is a courtyard garden. NO CHAIN

- Terraced Property
- Court Yard Garden
- Property Needs Renovation
- Viewing Highly Recommended
- No Chain
- Two bedrooms and loft conversion

Two bedroom hall entrance terraced property in need of full renovation. Accommodation comprising of entrance hall, bay fronted lounge, dining room, breakfast room, kitchen, two bedrooms on first floor, bathroom, stairs leading to second floor loft conversion. To the rear of the property is a courtyard garden.

Entrance Hall

Door to front, stairs leading to first floor, doors to lounge, dining room and breakfast room. Understairs cupboard.

Lounge (14' x 10' 8") 4.27m x 3.25m + bay

Sash window to the front.

Dining Room (13' x 8' 3") 3.96m x 2.51m

Sash window to rear, gas fire.

Breakfast Room (9' 4" x 8' 1") 2.84m x 2.46m

Sash window with opening through to kitchen.

Kitchen (9' 1" x 5') 2.77m x 1.52m

Door leading to rear courtyard.

First Floor Landing

Doors leading to bedrooms and bathroom.

Bathroom (9' 5" x 8' 1") 2.87m x 2.46m

Sash window, panel bath, pedestal wash basin.

Bedroom 3 (13' 1" x 8' 3") 2.99m x 2.51m

Sash window.

Bedroom 2 (10' 8" x 13' 11") 3.25m x 4.24m + bay

Sash window to front.

Dressing room (6' 1" x 5' 7") 1.85m x 1.70m

Sash window.

Second Floor

Loft conversion (17' 8" x 13') 5.38m x 3.96m

Window.

Agents Notes

The property is in need of full renovation.

Viewing highly recommended.

No Chain.

CLAUSES

1. All Measurements

All measurements are approximate.

2. Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin or error.

3. Floorplan Clause

Measurements are approximate. Not to scale. For illustrative purposes only.

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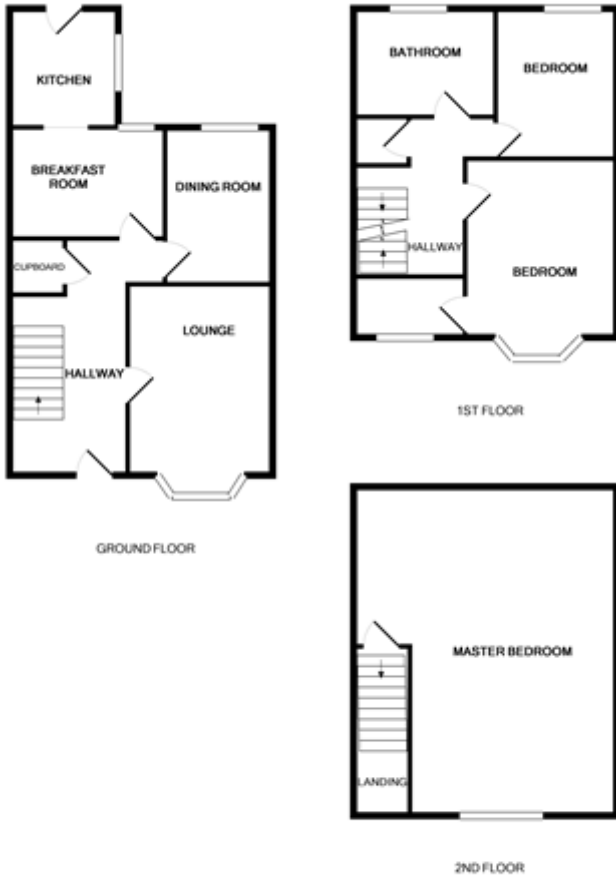
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While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F	33	34
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F	33	33
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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