



-  Semi Detached House
-  Two Bedrooms
-  Fitted Bathroom

-  In Need of Some Modernisation
-  No Chain
-  Inspection Recommended

**Price: £150,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this semi-detached house which, in the opinion of the Agents, offers spacious and attractively proportioned accommodation.

The property is offered with no onwards chain and briefly comprises Porch, Living Room, extended Kitchen and Bathroom to the ground floor with two Bedrooms to the first floor. Outside, there are garden areas to the rear, whilst the front incorporates off road parking. The private rear garden comprises paved patio, established borders, apple trees and synthetic lawn area.

Lawson Street is a continuation of Warren Road but is also accessed via Devonshire Road. There are local shops, schools and amenities all within the vicinity.



## Ground Floor:

### Porch

**Living Room** - 3.96m x 3.63m (12'11" x 11'10")

**Kitchen** - 5.94m x 3.96m (19'5" x 12'11")

### Inner Hallway

**Bathroom** - 3.22m x 1.86m (10'6" x 6'1")

## First Floor:

**Bedroom 1** - 3.96m x 3.02m (12'11" x 9'10")

**Bedroom 2** - 3.38m x 3.07m (11'1" x 10'0")

## Outside

Outside, there are garden areas to the rear, whilst the front incorporates off road parking. The rear garden is private and arranged with paved patio, established borders, apple tree and synthetic lawn area.

## Council Tax

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

## Tenure

Freehold

## NB

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

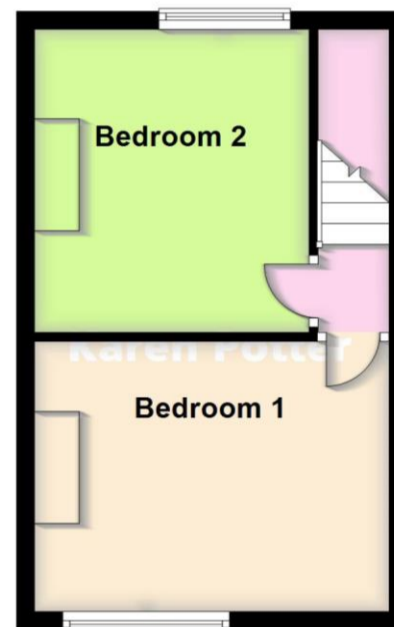
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**Ground Floor**  
Approx. 48.0 sq. metres (516.6 sq. feet)



**First Floor**  
Approx. 25.7 sq. metres (277.1 sq. feet)



Total area: approx. 73.7 sq. metres (793.7 sq. feet)

**EPC AWAITED**

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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