

FOR SALE



Church Street, Guisborough

1 Bedroom, 1 Bathroom, Mid Terraced House

£105,000



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1 Bedroom, 1 Bathroom

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- Communal Garden
- Close to High Street
- Great for First Time Buyers
- Ideal Investment Opportunity
- Lounge



FULL DESCRIPTION Martin & Co Guisborough are pleased market this one bedroom terraced property. Situated just off the high street in Guisborough. This property is **CHAIN FREE** and is ideal for **FIRST TIME BUYERS** and **INVESTORS**. Comprising of Lounge, kitchen, bedroom and spacious bathroom. Externally to the rear there is a communal area. Viewings recommended. Contact Martin & Co 01287 631 254

INTERNALLY

GROUND FLOOR

LOUNGE 14' 2" x 9' 4" (4.33m x 2.86m) To front aspect. Ceiling cornice, fire surround incorporating electric fire, carpet flooring, double panelled central heating radiator and double glazed window.

KITCHEN 9' 6" x 6' 8" (2.9m x 2.03m) To rear aspect. Range of wall, base and drawer units with red and light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for freestanding gas cooker, space for fridge freezer, laminate flooring, lighting, double panelled central heating radiator, double glazed window and door leading to communal rear yard.

FIRST FLOOR

LANDING With loft access hatch.

BEDROOM 11' 4" x 9' 5" (3.46m x 2.88m) To front aspect. Ceiling cornice, inset lighting, fitted wardrobes, central heating radiator and double glazed window.

BATHROOM Part tiled. White suite comprising: low level WC with flush, vanity inset wash hand basin, panelled corner bath with Mira electric shower over, glazed side screen, concealed Baxi gas central heating



boiler, vinyl flooring, heated towel rail and two double glazed windows.

EXTERNALLY

GARDENS To the rear is a communal concrete patio area and brick outhouses for additional storage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		



Ground Floor

Approximate total area⁽¹⁾

203.80 ft²
18.93 m²

Reduced headroom

6.77 ft²
0.63 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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