



Hood Road

Guide Price £170,000 - £180,000

- Guide Price: £170,000 - £180,000
- Excellent renovation potential
- Ground floor storage room
- Kitchen and separate utility room
- Enclosed rear garden
- Additional snug/reception room
- EPC Rating: E



3 2 1

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

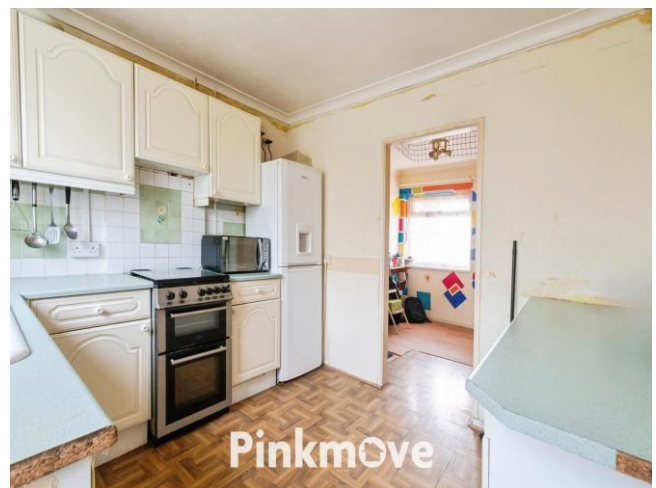
Situated in a popular residential location, this spacious three-bedroom mid-terrace property offers fantastic potential for buyers looking to put their own stamp on a home. With generous living accommodation throughout and a good-sized rear garden, this property is ideal for families, first-time buyers or investors.

The property is approached via a porch leading into the entrance hall, with a storage room. The main living room is impressively sized, stretching the full depth of the property and offering plenty of space for both seating and dining furniture. To the rear is a separate snug, providing a versatile second reception area that could be used as a family room, playroom or home office.

The kitchen offers a range of storage units and worktop space, with access through to a useful utility room providing additional storage and laundry facilities, as well as access to the rear garden.

On the first floor, the landing leads to three well-proportioned bedrooms, including a spacious principal bedroom. The family bathroom is fitted with a bath and wash basin, whilst a separate WC adds further practicality for busy households.

Outside, the enclosed rear garden offers excellent potential for landscaping and outdoor entertaining, with plenty of space for keen gardeners or families with children. To the front, there is on-road parking available.





Accommodation

Agents Note:

The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.

Living Room

18' 10" x 11' 1" (5.74m x 3.38m)
Max Measurements

Snug

11' 5" x 8' 5" (3.48m x 2.57m)

Utility

11' 6" x 6' 4" (3.51m x 1.93m)

Kitchen

9' 10" x 9' 5" (3.00m x 2.87m)

Wc

Bedroom 1

13' 2" x 13' 2" (4.01m x 4.01m)

Bedroom 2

10' 11" x 9' 7" (3.33m x 2.92m)

Bedroom 3

10' 11" x 8' 8" (3.33m x 2.64m)

Wc

Bathroom

8' 8" x 5' 5" (2.64m x 1.65m)

Agents Note:

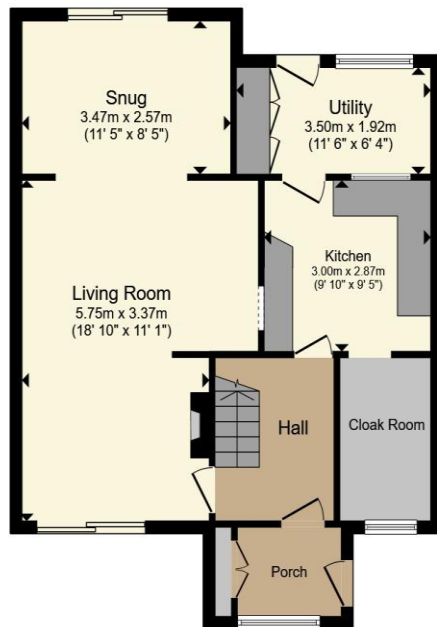
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 746088

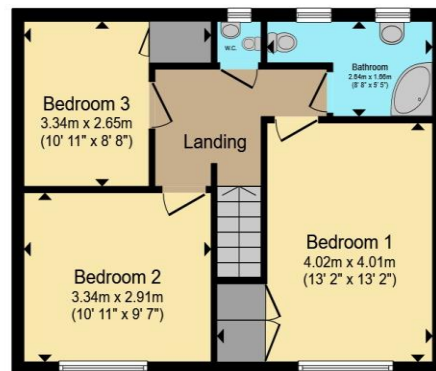
team@pinkmove.co.uk

Pinkmove

Floorplan



Ground Floor



First Floor

Total floor area 104.5 sq.m. (1,125 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Pinkmove

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

