

Ref: 144

## Home & Shop

### For Sale Freehold



**NEW PRICE!:**  
**£125,000.00**

If you have ever thought of running a business but not wanted to rent premises, this property is for you! Situated close to the centre of the town this detached 3 bedroomed house benefits from a fully fitted lock up shop adjoining, which could just as easily be rented out to provide a small income!

The Shop has an area of 12.5 m<sup>2</sup> (135 sq ft) and has been used as a bespoke Cake shop.

This attractive bay fronted house is generally in need of a little "makeover" and it's ready to go with no forward chain.

## Rooms

Lounge	15'8" x 11'7" max	With laminate flooring, coving, marble effect fire surround with inset lava rock gas fire, tv point, radiator, double french doors opening to
Conservatory	11'9" x 10'	With stone tiled floor and french door to rear garden.
Kitchen	15'1" x 9'5" max	Ceramic tiled floor, gas oven and hob with built in cupboards and work surfaces, inset circular sink with monobloc tap, plumbing for d washing machine, integral dishwasher, french door to rear garden, Worcester combi boiler
First Floor Landing		
Bedroom1	13' x 11'7"	Oak strip flooring, radiator
Bedroom2	11'9" x 11'9" + bay	Laminate flooring and radiator
Bedroom3	9' x 7'5"	with oak board floor and radiator
Bathroom	7' x 6'9"	With corner whirlpool bath, pedestal basin, low level wc and corner shower cubicle.
THE SHOP	17'9" X 7'1"	This single fronted shop has a double glazed shop front and internally 3 walls are fitted with slat rack walling for adjustable displays, there is a suspended ceiling with inset flourecent lighting and ceramic tiled floor.
Outside		To the front is a brick paved parking area whilst to the rear is a fully walled garden with patio outside sink and storage sheds.
Entrance Vestibule		With double glazed front doors and inner glass panelled door to
Hall		With staircase rising, oak strip flooring, radiator
Dining Room	12'2" x 10'10" + bay	Laminate flooring, radiator, bay window and decorative ceiling light.

## Features

- Whirlpool bath
- Patio
- Lock Up Shop
- Gas heating
- French Doors
- Double Glazing
- Bay Windows

## Services

- Electricity
- Gas
- Main Drainage
- Mains water
- Telephone/Internet STC

## Images



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These details are intended as a guide and do not form part of a contract. Buyers should satisfy themselves as to any information contained therein.