

## VICTORIA ROAD EN9

Castles market this Victorian three bedroom end of terrace house. Full of character it comprises two reception rooms, a kitchen and an upstairs bathroom. It benefits from a ground floor cloakroom, utility/office area and side access to the rear garden. Located in the town centre within easy reach to many amenities and transport links.

**£430,000 Freehold**

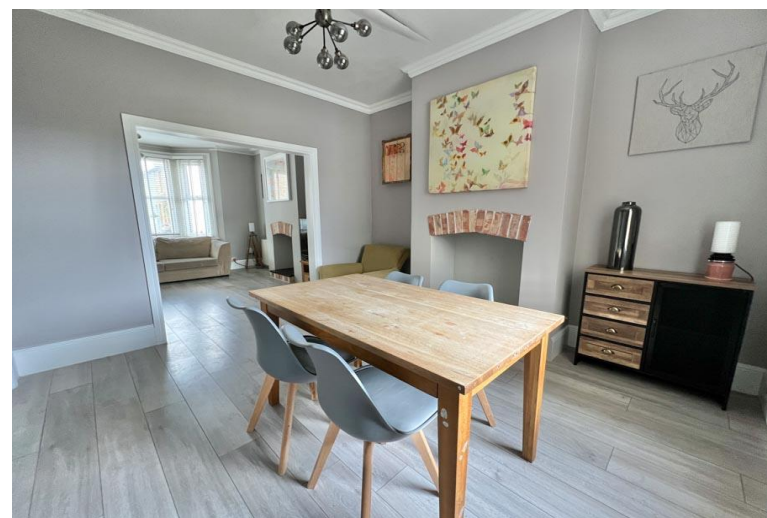
# Castles

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**Entrance:**

Side access, front door to hall

**Hallway:**

Stairs to first floor, access to kitchen and diner

**Reception 1: 14' 7" x 12' 6" (4.44m x 3.81m):**

(into bay); Opens to diner

**Reception 2/Dining room: 12' 2" x 10' 6" (3.71m x 3.20m):**

Opens to reception 1

**Kitchen: 11' 2" x 8' 0" (3.40m x 2.44m):**

Opens to Lobby

**Lobby:**

Cupboard plumbed for washing machine, access to cloakroom, access to utility room/office, access to garden

**Utility Room/Office: 5' 8" x 5' 7" (1.73m x 1.70m)****Cloakroom/wc: 6' 4" x 2' 6" (1.93m x 0.76m)****First Floor Landing:**

Access to bedrooms and bathroom, loft hatch

**Bedroom 1: 16' 1" x 12' 6" (4.90m x 3.81m)**

(into alcove)

**Bedroom 2: 11' 4" x 8' 0" (3.45m x 2.44m)**

Loft hatch

**Bedroom 3: 11' 4" x 8' 3" (3.45m x 2.51m)**

(into alcove)

**Bathroom: 10' 9" x 5' 9" (3.27m x 1.75m)****Rear Garden: Side gate, shed**

GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 sq.m.) approx.

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