# HILLS PROPERTIES

OPENING DOORS FOR YOU

## TOWN AREA

**Ref:** G1711



## AT A GLANCE

- Private parking
- Suitable for Cat 2
- Lock up garage
- Viewing recommended
- Georgian property
- Central location
- Mostly furnished
- Private patio
- Spacious living areas
- High ceilings

## SPECIFICATIONS

| | |
|---|---|
| Beds: | 3 |
| Baths: | 1 |
| Terrace area: | 12m$^2$ |
| Living Area | 170m$^2$ |

## OUTGOINGS

| | |
|---|---|
| Service charges: | £35 per month |
| Rates: | £218 per quarter |

## DESCRIPTION

Stunning property for sale in the town area, just behind the Garrison Library. Set in a small, quiet residential area, this home comprises three bedrooms, a spectacular dual aspect open-plan living room and dining room, family bathroom, and a beautiful kitchen with high quality cabinets and appliances. It also enjoys an internal patio (ideal for summer dining) and washroom and it benefits from original period features including high ceilings, wood flooring and a working fireplace. It is beautifully decorated throughout and has been maintained to a very high standard. Suitable for Cat 2 and HEPSS. Included with this property is a nearby lock-up garage and a parking space – a rare luxury in town. There is planning permission to build an ensuite shower room adjacent to the master bedroom. Offered mostly furnished. Viewing is highly recommended.

# £1,250,000

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