



Goodrich Crescent, offers over £130,000

- NO CHAIN
- Two bedrooms
- Plenty of potential
- Council tax band C
- EPC Rating: D



 2  1  1



About the property

This two-bedroom end of terrace house presents an excellent opportunity for purchasers seeking a home with character and scope to add value. Situated in a convenient residential setting, the property offers well-proportioned accommodation arranged over two floors.

The ground floor features two separate reception rooms, providing flexible living and dining space to suit modern lifestyles. The front reception room offers a comfortable area for relaxation, while the second reception room lends itself perfectly to a dining area, home office, or additional lounge space. To the rear, the kitchen is functional and provides direct access to a small, enclosed garden, ideal for low-maintenance outdoor enjoyment or further enhancement.

On the first floor, the property offers two generous double bedrooms, both benefiting from good natural light and ample space for furnishings. Completing the accommodation is a spacious bathroom, providing plenty of room to reconfigure or modernise to personal taste.

While the property would benefit from a degree of modernisation, it offers considerable potential to create a comfortable and stylish home tailored to individual requirements. Its end of terrace position adds to its appeal, offering increased privacy and natural light.

Further benefits include Council Tax Band C, and the EPC rating D. An ideal prospect for first-time buyers, investors, or those seeking a project with strong future potential.



Accommodation

Hallway

Living Room

10' 10" Max x 10' 6" (3.30m Max x 3.20m)

Dining Room

14' 9" x 10' 10" (4.50m x 3.30m)

Kitchen

10' 2" x 10' 1" (3.10m x 3.07m)

Landing

Bedroom 1

10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom 2

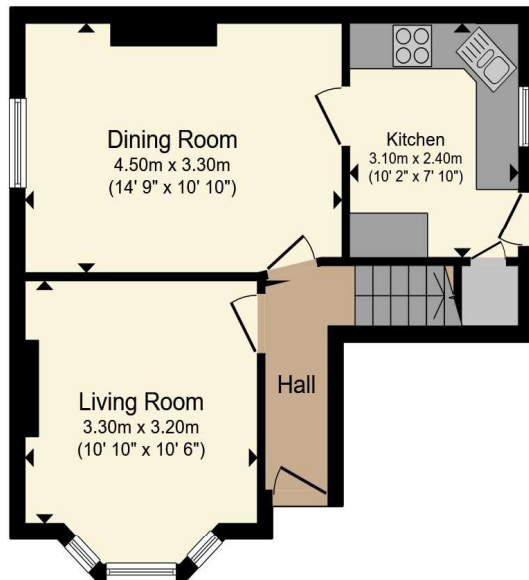
12' 2" x 10' 6" (3.71m x 3.20m)

Shower Room

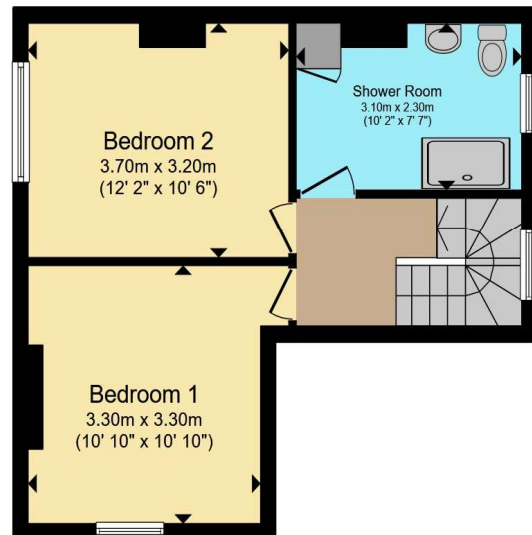
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Floorplan



Ground Floor



First Floor

Total floor area 76.2 m² (820 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.propertybox.io



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