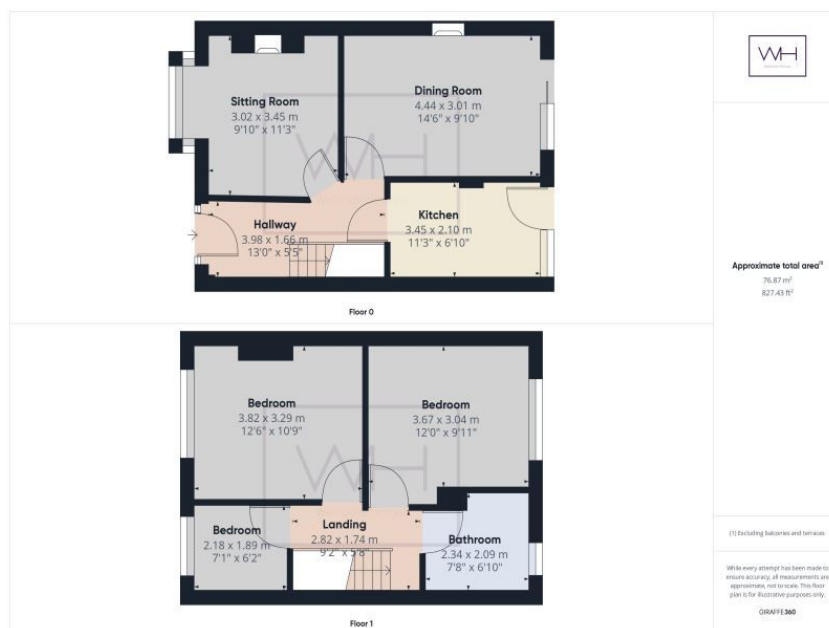


48 Victoria Road, DN4 0LZ
£120,000 OffersInRegionOf
Tenure Freehold

- No Chain
- Vacant Possession
- Beautiful contemporary bathroom
- Central Location
- Enclosed rear garden
- Cellar - offering storage

Perfect for first time buyers and an excellent investment this deceptively spacious property has an abundance of space fit for any family. The property has two separate reception rooms and is classically designed with a large bay window frontage and high ceilings. The dining room is fitted with patio doors straight out onto the garden and allowing plenty of natural light to flow into the room. The property boasts a beautifully contemporary bathroom with large shower enclosure and built in vanity sink and WC unit with plenty of storage. The kitchen although in need of a degree of modernisation is perfectly functional and is fitted with high quality wooden wall and base units. On the first floor there are two large double bedrooms and a generous single room with the master bedroom displaying delightful exposed original floorboards in keeping with the character of the property. Externally the rear garden is low maintenance whilst also having some well established plants in situ. There is also a storage shed that will stay in place for buyers. The boiler in the property has been recently replaced meaning that the renovation budget required is minimal for any buyer. Enjoying a central location close to the town centre and a plethora of local amenities and schools the property is very conveniently placed. Call Welcome Homes to request a viewing



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC