



Moffat Road CR7
£450,000

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In general

- Two bedroom Victorian house
- Generous corner plot
- Upgraded throughout
- Luxury upstairs bathroom
- Garage
- Extension potential (STP)
- Recently modernised kitchen

In detail

A fabulously well presented and vibrantly finished two double bedroom Victorian end of terrace house positioned on a generous corner plot, forming part of a quiet residential street.

This attractive brick-fronted property has been upgraded throughout to offer a comfortable and immediately enjoyable new home.

The rarely available plot size could lend to extending the current accommodation (STP), and a large garage at the end of the garden makes for excellent storage space or potentially a home office / studio.

Other notable features include a recently modernised kitchen with lots of work space, two separate reception rooms, fitted storage throughout the property, and a luxury first floor bathroom with a free-standing roll top bath and a glass-encased walk-in shower.

Externally there is a sunny low maintenance rear garden with side access and mature planting.

An exceptional quality market offering which should be viewed to be appreciated.

EPC: E



Floorplan

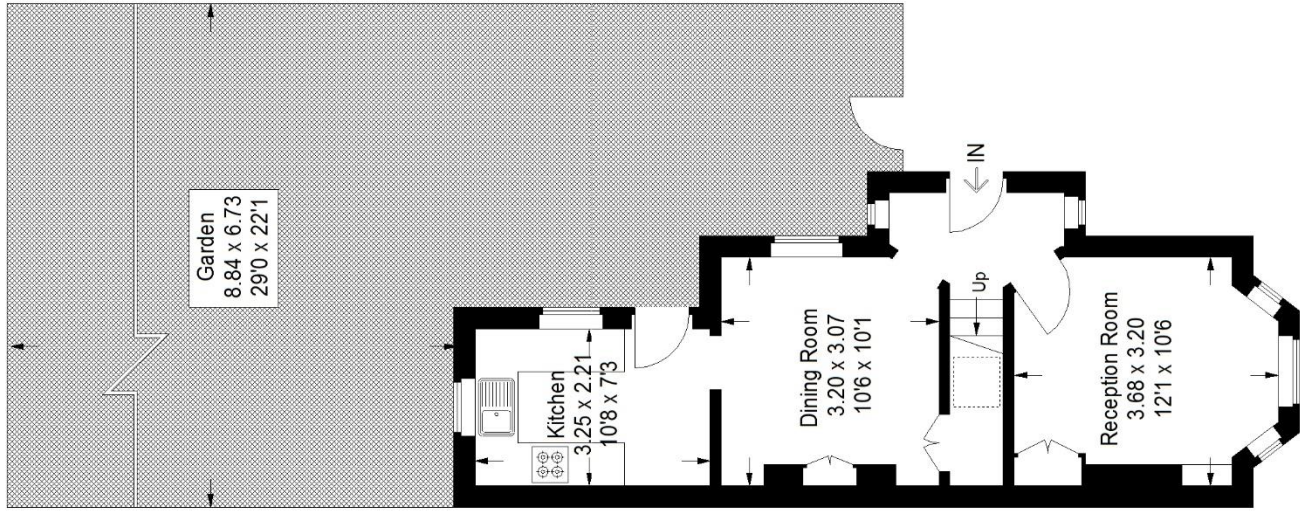
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Approximate Gross Internal Area

Ground Floor = 34.3 sq m / 369 sq ft

First Floor = 31.3 sq m / 337 sq ft

Total = 65.6 sq m / 706 sq ft



Reduced headroom below 1.5 m / 5'0"

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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