



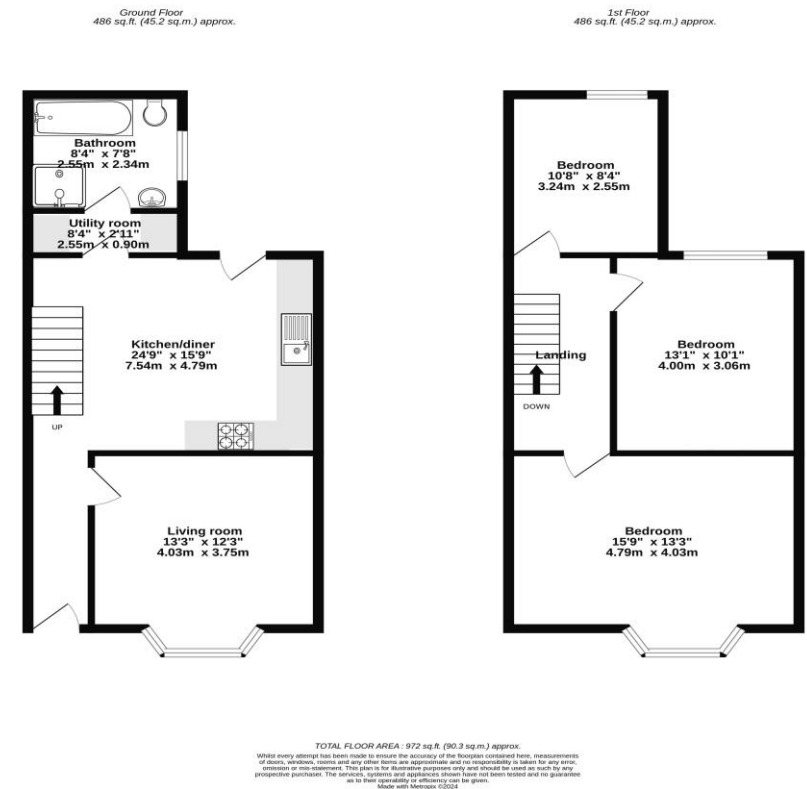
- Charming Terrace
- 3 Bedrooms
- Living Room

- Log Burner
- Kitchen/Diner
- Rear Garden

Parks Estate Agents are delighted to offer for sale this charming 3-bedroom Victorian home, located on a quiet neighbourly road within the heart of St George. This spacious property has been maintained by its current owners and provides a feeling of warmth as soon as you step in the door. The front reception room with beautiful bay window is a wonderfully inviting space, complete with a wood burning stove, it really is the ideal setting to relax and unwind. At the end of the hallway is the Kitchen/ Diner, with modern fitted units and direct access via French doors to the fabulous west facing garden, making this room perfect for family living and entertaining. Beyond this is a useful utility space and a well-presented bathroom that includes a bath and separate shower enclosure.

A staircase leads up to the first floor where you will find three bedrooms, one of which has been recently used as a study. The master bedroom is of excellent proportions and boasts another fabulous bay window to mirror the one below providing a wonderful light into the room.

The current owners have loved living here, but the end to their chapter here is the start of someone else's. If you like the thought of living on Northcote Road with its real sense of community and convenient position in the area, then please call to secure your viewing as this home needs to be viewed to be fully appreciated.



Please note:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
3. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property is still available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.