



East Grove Road, Exeter, EX2 4LX

£315,000

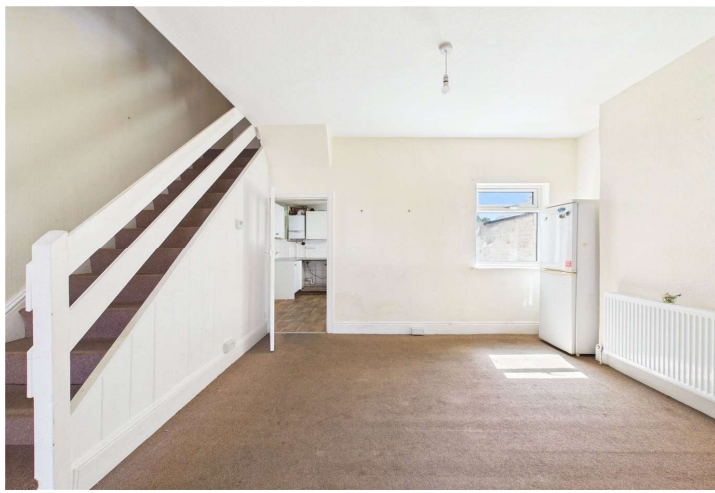
A traditional two bedroom terraced house offering well proportioned accommodation, two separate reception rooms and an enclosed rear garden, situated in a popular and convenient Exeter location and offering an excellent opportunity for modernisation.

Winkworth

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A two bedroom terraced house offering spacious accommodation, a rear garden and plenty of potential for improvement. The property is in need of a substantial amount of modernisation and would suit buyers looking for a renovation project or an opportunity to create a home to their own taste.

The ground floor comprises an entrance hall, a separate sitting room and dining room, giving the property a good amount of living and entertaining space. The living room benefits from a bay window to the front, while the dining room provides a generous second reception space with access towards the kitchen.

The kitchen is positioned at the rear of the property and currently offers a great space with access to the garden. It will require updating and improvement, providing the incoming purchaser with the opportunity to create a kitchen to suit their own requirements.

Upstairs, there are two bedrooms, with the larger principal bedroom benefiting from another bay window to the front. The second bedroom is also a good sized room and would work well as a bedroom, home office or study. There is a family bathroom located on this floor.

Outside, the property benefits from a rear garden, offering useful private outdoor space and further scope for landscaping and improvement.

The property is being sold in need of significant renovation and modernisation throughout. While it will require work, the existing accommodation offers good proportions and a practical layout, making this an appealing opportunity for those looking for a project with potential.

PLEASE NOTE.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.



At a Glance:

Traditional Terraced House

Two Bedrooms

Two Separate Reception Rooms

Bay Fronted Living Room

Generous Principal Bedroom

Separate Kitchen

First Floor Bathroom

Enclosed Rear Garden

Scope for Modernisation and Improvement

Convenient for the RD&E Hospital and Waitrose

Easy Access to Exeter City Centre

Freehold

Property Information:

TENURE: Freehold

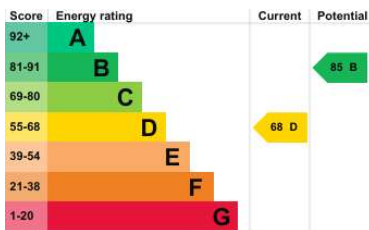
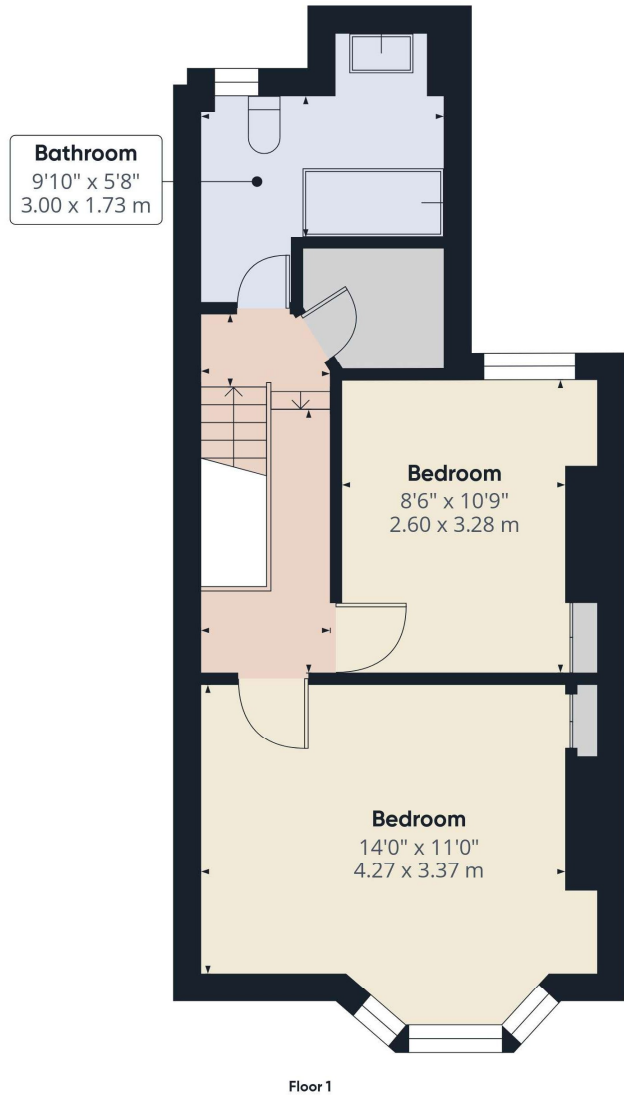
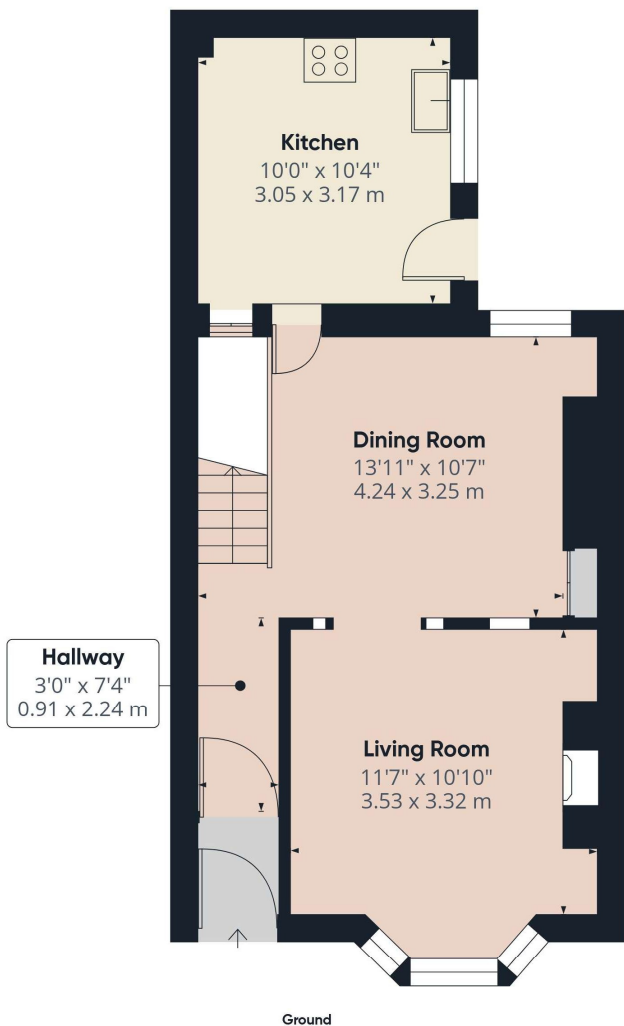
COUNCIL TAX: Band C

SERVICES: Mains electricity, gas, water and drainage

HEATING: Gas central heating

BROADBAND: Full fibre broadband available

MOBILE: Signal dependent on provider



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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