

# 88 Russell Terrace, SA31 1SZ



**£119,950 Freehold**





## The Features...

- ⌘ 3 Bedroom
- ⌘ Gas CH
- ⌘ Garden

## Accommodation...

### ⌘ Entrance Hall ( )

Accessed via uPvc door. Staircase to first floor. Door to Living/dining room.

### ⌘ Living/Dining room (3.50m (11'6") x 6.00m (19'9"))

Double glazed window to fore and rear. Carpeted floor. Doors to Hall & Kitchen/breakfast room. Two radiators. Telephone connection.

### ⌘ Kitchen/breakfast room (3.36m (11'1") x 6.00m (19'9"))

Range of base and wall units (in need of refurbishment). Stainless sink & drainer. Partially tiled walls. Double glazed window to side and rear. Extractor fan. Gas cooker. Radiator. Plumbing for a washing machine. Understairs storage cupboard. uPvc door to garden. Door to living/dining room.

### ⌘ Bedroom 1 (3.54m (11'8") x 3.16m (10'5"))

Carpeted floor. Upvc window to fore. Radiator. Cupboard. Door to Landing.

### ⌘ Bedroom 2 (4.07m (13'5") x 2.76m (9'1"))

uPvc double glazed window to rear. Carpeted floor. Radiator. Door to landing.

### ⌘ Bedroom 3 (1.96m (6'6") x 3.26m (10'9"))

uPvc window to fore. Radiator. Carpeted floor. Door to landing.

### ⌘ Bathroom (2.41m (7'11") x 1.70m (5'7"))

WC. Wash basin. Bath with electric shower over. Shower panel. Tiled walls and flooring. Radiator. Double glazed window to rear. Extractor fan. Door to landing.

### ⌘ Landing ( )

Stairs to Ground floor. Doors to bedrooms 1, 2 & 3. Radiator. Airing cupboard which houses the Ideal Logic 30 combi boiler. "Honeywell" heating Programmer.

### ⌘ Externally ( )

Front/rear & side gardens. Two sheds to rear (one with power & lighting). Unrestricted on street parking.

### ⌘ Services ( )

Mains gas/electricity & water. Council tax band "B". EPC "E".

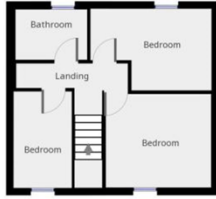
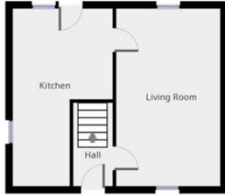
### ⌘ Please note: ( )

These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Relocations and it would be the responsibility of the



# The Property...





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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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