



## Residential Property

Georgesons  
Estate Agents

# Lorne Cottage, 7 East Banks, Wick

**£10,000 BELOW HOME REPORT VALUATION**



### The Property

This two bedroom end terraced property is ideally situated within walking distance to the town centre and all local amenities. In need of some decoration the accommodation comprises of, lounge, kitchen, utility room, two bedrooms and bathroom. The property benefits from gas central heating and double glazing throughout. The front and rear gardens are both enclosed with the rear garden mainly laid with grass. This property would be ideal for a first time buyer or a buy to let investment.

### The Area

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Partially glazed uPVC door to –

**Porch** – 0.58m x 1.50m

Walls wood lined to dado height. Laminate flooring. Two pane wooden door to –

**Hall** – 3.17m x 1.89m

Accessing kitchen, lounge, stairs to first floor landing. One double power point. Radiator. Smoke detector.

**Kitchen** – 4.13m x 3.11m

Bay window. Five double power points. One single power point. Wall and base units with stainless steel sink and drainer. Integral hob, electric oven, cooker hood. Storage cupboard with shelves. Radiator. Laminate flooring.

**Lounge** – 4.01m x 4.13m

Three double power points. Radiator. Electric fire with wooden surround and marble effect hearth. Door to –

**Utility Room** – L Shaped. 3.49m x 2.91m at widest points. Three single power points. Base unit with stainless steel sink and drainer. Plumbed for washing machine. Vented for tumble dryer. Storage cupboard housing gas central heating boiler. Under stairs storage cupboard. Laminate flooring. Half glazed wooden door to rear garden.

**Stairs to first floor landing** – Accessing bathroom and bedrooms. One single power point. Radiator. Loft hatch.

**Bathroom** – 3.24m x 1.36m

Suite consisting WC, pedestal wash hand basin, bath with over bath electric Mira shower. Shower area wet walled. Radiator. Laminate flooring.

**Bedroom 1** – 3.47m x 5.16m

One single power point. One double power point. Television aerial outlet. Radiator.



**Bedroom 2** – 4.30m x 3.20m at widest points. Two double power points. Radiator.

**Front Garden** – Fully enclosed area laid to gravel.

**Rear Garden** – Fully enclosed area laid to lawn with some shrubs.

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**Postcode** – KW1 5QR

**Council Tax** – Band A EPC – D56

**Price** – Offers in the region of £55,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

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