



JUBILEE VILLA  
1897

14

16



\*\*\*\* UNIQUE OPPORTUNITY  
WITH PLENTY OF POTENTIAL  
\*\*\*\* FORMER STABLES/TWO  
STOREY WORKSHOP & GARAGE  
TO THE REAR \*\*\*\* Individual  
property offering an entrance  
hall, lounge, open plan living  
and dining kitchen, utility room  
and a guest cloakroom. The  
first floor offers 5 bedrooms  
and a family bathroom. Carport  
through to the garden or  
additional parking, rear two  
storey stables/workshop,  
garage and coal shed.



## HALL

Entrance door into the hall with stairs to the first floor and doors to -

## LOUNGE

Window to the front, coal effect living flame gas fire with feature surround.

## OPEN PLAN LIVING & DINING KITCHEN

Open plan area with log burner, windows and doors onto the garden and a door to -

## UTILITY ROOM

Plumbing for a washing machine, sink and drainer unit with storage under, window and door to the garden and a door to the cloakroom.

## CLOAKROOM

Low flush wc and window.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM

Window and radiator.

## BEDROOM

Wardrobes with boiler and shelving, radiator and window.



## BEDROOM

Window and radiator.

## BEDROOM

Window and radiator, door to -







## BEDROOM

Window and radiator.

## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and window.

## OUTSIDE

Carport through to the rear garden or additional parking. Brick coal house, garage and two storey stables/workshop. All with plenty of potential.





Floor 0 Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

137.99 m<sup>2</sup>

1485.32 ft<sup>2</sup>

**Reduced headroom**

1.17 m<sup>2</sup>

12.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Floor 0 Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

108.86 m<sup>2</sup>

1171.76 ft<sup>2</sup>

**Reduced headroom**

0.58 m<sup>2</sup>

6.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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**GIRAFFE360**

