



GENERAL INFORMATION

Situated on a highly sought-after street in the heart of Uplands, this substantial four-bedroom mid-terrace property offers an exciting opportunity for both residential buyers and investors alike.

Previously operating as a six-bedroom HMO, the property benefits from a current and valid HMO licence, offering potential for those looking to continue its use as an investment property, subject to their own requirements and relevant checks. Equally, the property presents a fantastic opportunity for a family looking to reclaim it as a spacious home and put their own stamp on a property full of character and potential.

With generous accommodation and so much scope to adapt and enhance the space to suit your own needs, the property offers excellent versatility. A particular added bonus is the large garage to the rear, providing valuable storage, parking or further potential.

Whether you are an investor looking for an established opportunity or a family searching for a spacious home in one of Uplands' most desirable locations, this is a property that really needs to be viewed to appreciate everything it has to offer.

Early viewing is highly recommended to fully appreciate the size, potential and versatility of this fantastic Uplands property.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room
13'5" (into bay) x 13'0" (max)
(4.11m (into bay) x 3.98m (max))

Reception Room
12'6" x 10'10" (3.82m x 3.31m)

Dining Room
22'3" x 11'3" (6.80m x 3.43m)

Kitchen
9'11" x 6'6" (3.04m x 2.00m)



First Floor

Landing

Bedroom 1
13'2" (max) x 11'5" (max) (4.02m (max) x 3.49m (max))

En-Suite Shower Room

Bedroom 2
17'0" (max) x 13'5" (into bay) (5.19m (max) x 4.09m (into bay))

Bedroom 3
12'6" x 10'9" (3.82m x 3.30m)

Bathroom

W.C

Second Floor

Bedroom 4
19'1" (to bay) x 16'9" (max) (5.84m (to bay) x 5.11m (max))

External

Front Forecourt

Garage to Rear
26'6" x 13'6" (8.09m x 4.12m)

Tenure - Freehold

Council Tax Band - E

EPC-E

Services

Mains Gas & Electric
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

N.B

Please not this property has a HMO licence until 11/06/2028

