

# 24 Wells Street

Central, Inverness, IV3 5JT

Offers Over £180,000





## Overview

- Traditional 2 bedroom mid terraced villa in city centre location
- Close to local amenities and River Ness
- Lounge, kitchen, conservatory, utility, bathroom, WC, 2 bedrooms
- Perfect family home or holiday cottage
- Enclosed rear garden, garden shed, permit parking
- EPC Band D



## Description

Fantastic opportunity to purchase a traditional Victorian mid terraced villa located in a prime central location. This lovely property is situated close to the River Ness and will appeal to a range of buyers. To the front of the property is the spacious lounge which benefits from a large picture window and a newly fitted log burning stove. The fitted kitchen has good work top space and storage and has an 8 hob gas range, integrated fridge/ freezer and a useful breakfast bar for informal dining. There is a large utility room which benefits from a sink and space and plumbing for a washing machine, which is also included in the sale. There is a bright conservatory which is perfectly placed to enjoy the garden in all weathers. Completing the ground floor accommodation is a useful WC and the bathroom with separate shower cubicle. Upstairs offers 2 double bedrooms, both with fitted storage. There is double glazing and gas central heating throughout. The rear garden with garden shed is fully enclosed and mostly laid to lawn for easy maintenance. The conservatory opens out to the patio area.



## Room Dimensions

Lounge	(14' 6" x 13' 0") or (4.43m x 3.97m)
Kitchen	(11' 9" x 9' 5") or (3.57m x 2.88m)
Conservatory	(8' 11" x 9' 10") or (2.72m x 3.0m)
Utility Room	(7' 1" x 7' 7") or (2.17m x 2.31m)
Bathroom	(6' 1" x 4' 4") or (1.86m x 1.32m)
WC	(4' 8" x 7' 1") or (1.43m x 2.16m)
Bedroom 1	(15' 9" x 8' 8") or (4.79m x 2.65m)
Bedroom 2	(10' 5" x 7' 0") or (3.17m x 2.13m)





#### Services

Mains gas, electricity, water and drainage.  
Telephone.

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Gas range, integrated fridge/freezer. Washing machine. Garden shed.

#### Council Tax

Band D

#### Tenure

Freehold

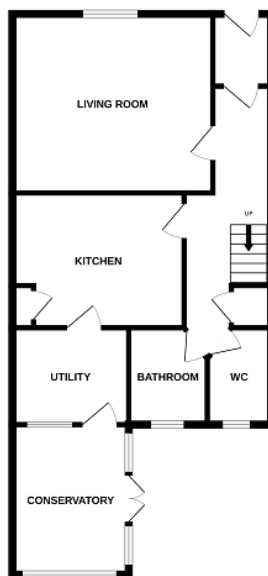
#### Entry

Early entry available.

#### Viewing

To arrange a viewing of this property please contact Louise on 07796 673594 or 01463 233218.

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

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