



Maillard  
& Co

£ 650,000

Belmont Road

For Sale



“Exceptional and spacious family town house.”

6

Bedrooms

3

Receptions

1

Bathrooms

For Sale

## Property features

Grade 4 listed	3 storey town house
Over 2,000 sq ft	4 double bedrooms
Sunny rear courtyard	Good order and well maintained



## Property details

Exceptional and spacious family town house.

Situated in Belmont Road on the edge of the town centre, this fine 19th century family house offers spacious accommodation for the growing family and has been maintained in good order throughout.

With a sunny south facing courtyard, the accommodation includes a separate sitting room and family dining room, 4 double bedrooms and a box room, which offers the opportunity to create a second bathroom. While the property has no parking, it is close to Minden Place car park and is only minutes' walk from wherever you are heading for in the town.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.











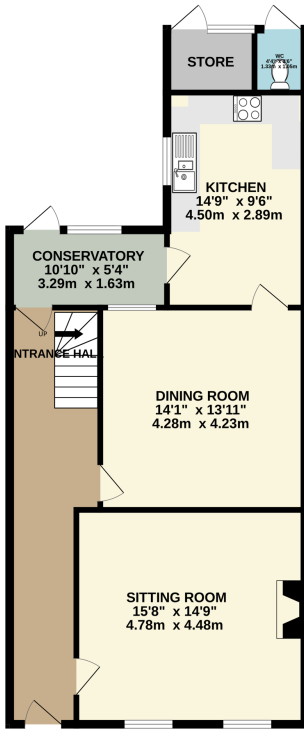








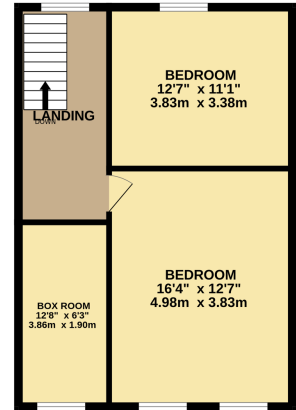
GROUND FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.

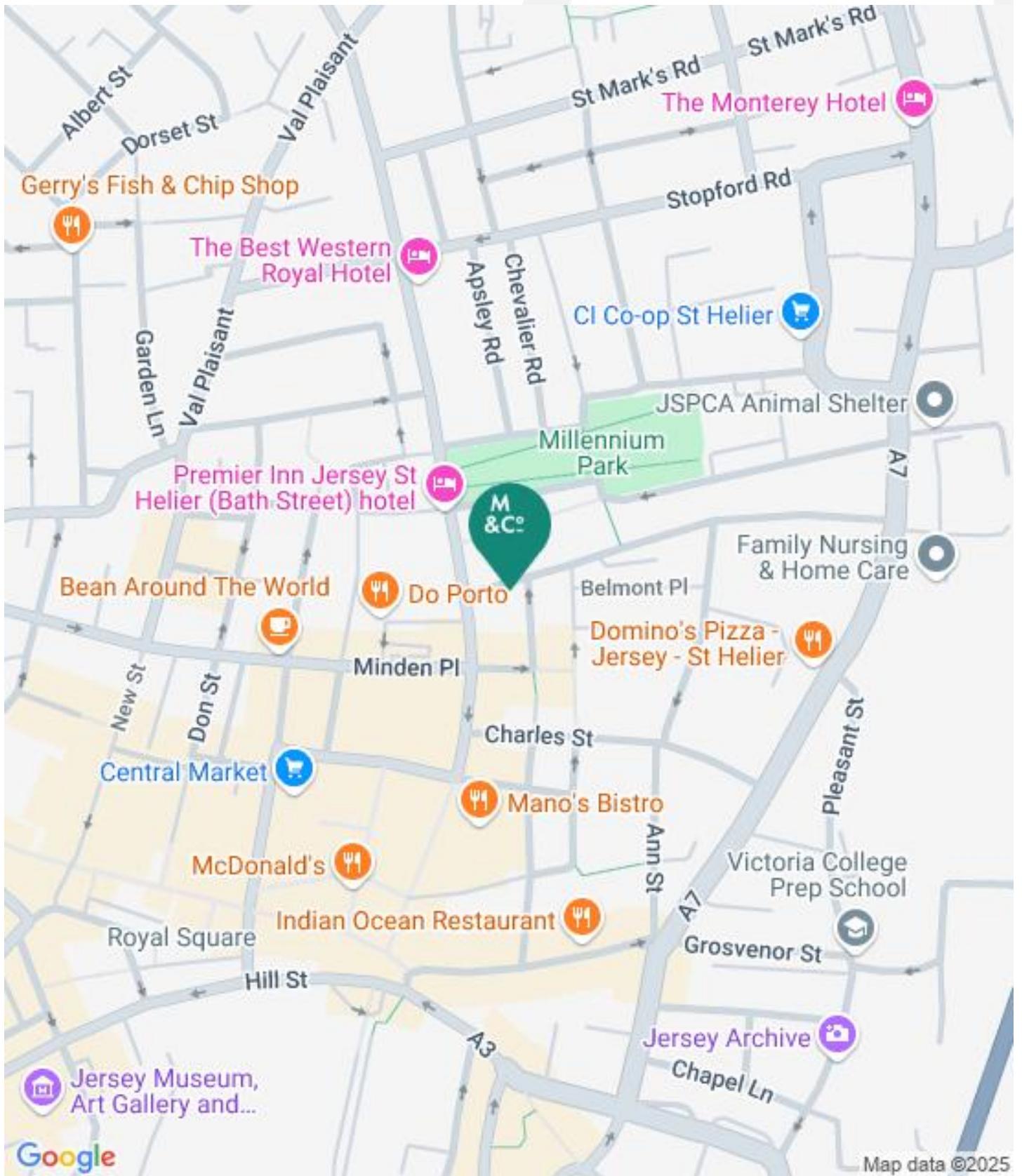


2ND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 2027 sq.ft. (188.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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