



GIBBINS RICHARDS 

12 Mitchell Street, Wellington TA21 8LF
Offers in the Region Of £189,950

GIBBINS RICHARDS 
Making home moves happen

A period mid terrace two bedroom property located in an ever popular part of northern Wellington and offered to the market for the first time in 40 years.

Tenure: Freehold / Energy Rating: G / Council Tax Band: B

The property is near original in its layout and offers plenty of scope for bringing up to date and/or extending and converting. The entrance hall has the period tile floor, which is synonymous with the terraces of this part of town, as well as two reception rooms, one with the original dressers built into the fireplace recesses. There is then a kitchen with an extended shower room to the rear and on the first floor are two double bedrooms and a bathroom. The property benefits from a lovely rear garden, which is well planted and well stocked with a shed at the end. There is plenty of scope for upgrading in the house and /or extension and with many period features still intact, we see this as an ideal opportunity for a first time or second time buyer to put their own mark on a property in a popular and desirable area of Wellington.

- TWO BEDROOM MID TERRACE PERIOD HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/SHOWER ROOM/FIRST FLOOR BATHROOM
- MANY ORIGINAL FEATURES
- IN NEED OF UPGRADING
- BEAUTIFUL REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- CLOSE TO THE TOWN CENTRE
- VIEWING STRONGLY RECOMMENDED





Entrance Porch

Entrance Hall

Original tiled floor.

Sitting Room
window.

11' 6" x 10' 11" (3.50m x 3.32m) plus bay window.

Dining Room

13' 0" x 11' 2" (3.96m x 3.40m) Original fitted dressers either side of the chimney breast.

Kitchen

10' 6" x 6' 10" (3.20m x 2.08m)

Shower Room /
Utility Room

9' 2" x 8' 8" (2.79m x 2.64m)

First Floor Landing

Access to loft space.

Bedroom 1

14' 4" x 10' 10" (4.37m x 3.30m)

Bedroom 2

13' 1" x 9' 5" (3.98m x 2.87m)

Bathroom

10' 7" x 6' 11" (3.22m x 2.11m)

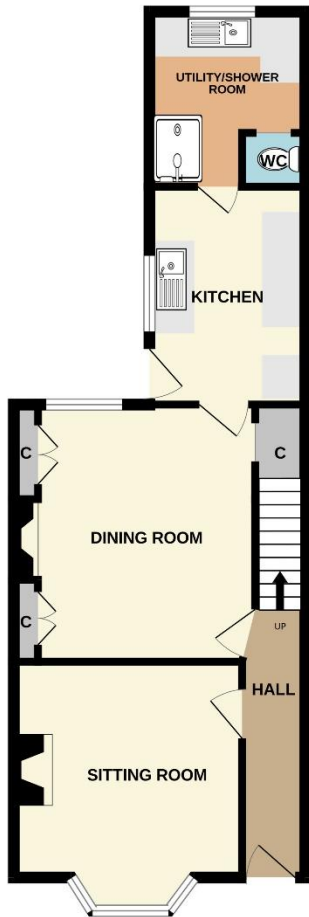
Outside

To the rear of the property is an enclosed well planted and stocked garden with patio.



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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