



## Ruby Street,

Hunters are thrilled to present this beautiful victorian home just a short walk from North Street

**Guide Price £550,000**



# Ruby Street,

## DESCRIPTION

Hunters are thrilled to present to the market this beautifully remodelled family home sitting on the desirable Ruby Street in the Chessels. Having undergone an extensive list of works the property is sure to prove perfect for anyone looking for a large Victorian home that is ready to move straight in to.

On the ground floor you will notice the wide hallway as the downstairs space has been cleverly reworked to offer a front sitting room complete with log burner a utility room & separate W.C. Upon walking in to the spacious kitchen/ diner you will see the room is flooded with natural light thanks to the skylight and bifolding doors. The kitchen affords an array of cupboard and worktop space and boasts built in appliances.

On the first floor there are two double bedrooms, complete with feature fireplaces. The larger of which sits at the front and offers built in mirrored wardrobes. The family bathroom is fitted with a four piece suite to include 'his & hers' sink, additional bathroom storage and a handy airing cupboard that houses the gas combination boiler. The loft has been converted in to a spacious bedroom, complete with ensuite shower room, both the ensuite and the landing afford great views over the city.

Outside the rear garden affords a raised patio, flower beds & shed. The garden faces west making the most of the afternoon and evening sun whilst the front offers space for bin & bike storage if required. This home is sure to prove ideal to an array of buyers, so please contact Hunters to arrange an internal viewing appointment.

TENURE  
Freehold

COUNCIL TAX BAND  
B

EPC BAND - D - Please see below link for full report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/8173-7827-5580-9007-5922>

FIND THE PROPERTIES EXACT LOCATION USING WHAT3WORDS-  
<https://what3words.com/system.swear.plants>  
Head to what3words website and use 'system.swear.plants'

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Simply head to Instagram and search Hunters\_South  
[https://www.instagram.com/hunters\\_south/](https://www.instagram.com/hunters_south/)

- Three Bedrooms
- Stunning Kitchen
- Separate Reception Room
- Log Burner
- Utility Room
- Short Stroll From North Street
- Victorian Charm
- Renovated
- No Chain
- Courtyard Garden







TOTAL FLOOR AREA: 1790 sq.ft. (166.3 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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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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