



19 Hedgemoor, Brackla

£169,950 Freehold

TWO BEDROOM END TERRACE • LOUNGE • KITCHEN • TWO BEDROOMS AND FAMILY BATHROOM • GARDEN TO FRONT AND REAR • IDEAL FOR FIRST TIME BUYER AND SOLD WITH NO ONGOING CHAIN



Two bedroom end terraced property with no ongoing chain in quiet cul-de-sac location (lounge/diner, fitted kitchen, 2 beds, shower bath). Open plan garden, driveway, large rear garden. Call 01656 750764 for viewing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Lounge

17' 9" x 11' 2" (5.41m x 3.41m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, radiator, laminate flooring, doorway to kitchen.

Kitchen

11' 4" x 6' 5" (3.45m x 1.96m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden. Matching wall and base units, stainless steel sink/drain, oven and hob with extractor hood over, fridge/freezer, plumbing for washing machine and dishwasher, white goods to remain. Textured ceiling, plain walls with tiled splashback.

Landing

Textured ceiling, access to loft, plain walls, carpet flooring, doors leading to first floor rooms.



Bedroom One

14' 4" x 8' 7" (4.37m x 2.62m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring, radiator, built in wardrobes.

Bedroom Two

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to rear aspect, textured ceiling, tiled splashback, plain walls, low level WC, wash hand basin, panelled bath with shower over, vinyl flooring.

Outside

Front - Laid to lawn, off road parking, steps leading to front of property. Rear - Fenced boundaries, laid to lawn. Larger than average garden with potential for further development subject to planning.

Garden

Front - Laid to lawn, off road parking, steps leading to front of property. Rear - Fenced boundaries, laid to lawn. Larger than average garden with potential for further development subject to planning.



