







**£265,000**

Situated in the popular area of Walnut Tree is this two-bedroom end of terrace home, offered to the market with NO CHAIN. The property comprises a lounge/diner, kitchen, conservatory leading to the rear garden and re-fitted bathroom. Further benefits include off-road parking.

# Property Description

## ENTRANCE

Double glazed door to:

## LOUNGE/DINER

Wooden double glazed window to front aspect. Stairs rising to first floor, electric fireplace, two electric radiators.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of base and eye level units with work surface over, part tiled walls, space for: washing machine, fridge freezer and cooker; one and a half bowl stainless steel sink with mixer tap, door to conservatory.

## CONSERVATORY

Two double glazed windows to side aspect, double glazed window to rear aspect, doors to garden, electric heater.

## LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Built-in wardrobe, electric heater, storage cupboard housing water tank.

## BEDROOM TWO

Double glazed window to rear aspect. Electric heater, loft access.

## BATHROOM

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment over.

## OUTSIDE

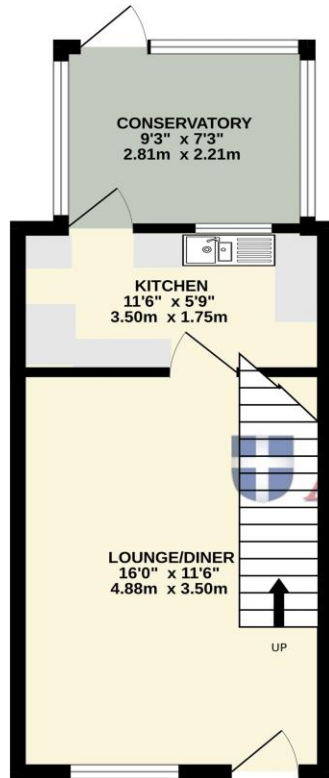
### FRONT GARDEN

Path to front door, shrub borders. Laid to block paving providing off-road parking.

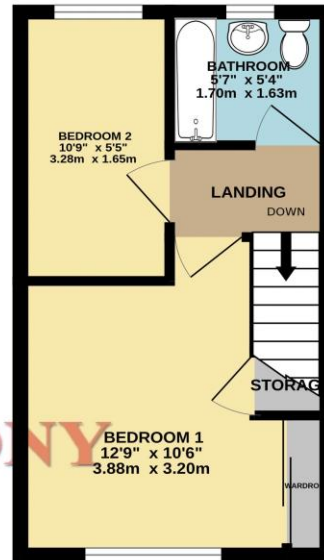
### REAR GARDEN

Mainly laid to lawn with patio area, side gated access, enclosed by wooden fence panelling.

GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



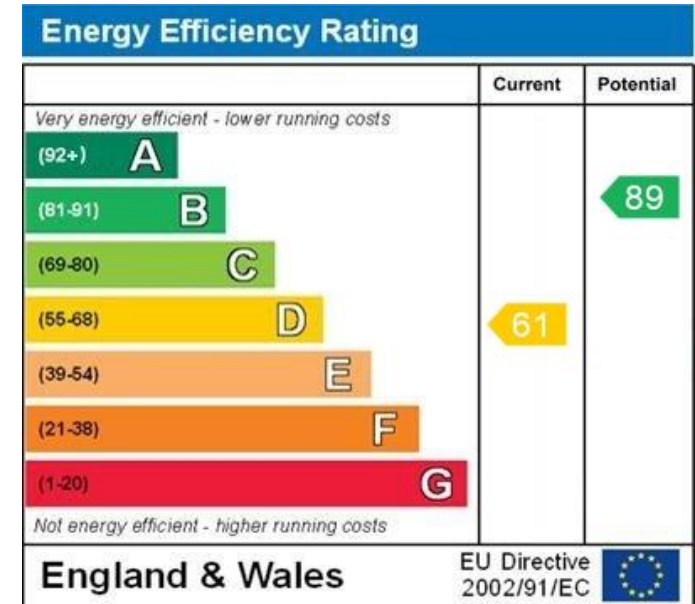
1ST FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



Michael  
ANTHONY

TOTAL FLOOR AREA: 566 sq.ft. (52.6 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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