

Roy Young Avenue, Alexandria



2



2



1

Offers over
£139,000

SBXPROPERTY
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Generously proportioned TWO BEDROOM SEMI DETACHED VILLA newly offered to the open market. The property has excellent room sizes, modern kitchen with appliances, family bathroom, downstairs W.C, enclosed gardens and driveway making this a great option for the growing family.

Accommodation: Entrance hallway with W.C located off. Generous sized lounge with dual window assembly, laminate flooring and understairs storage cupboard, French doors to breakfasting kitchen comprising wall and base mounted units presented over three sides. Four burner hob, hood and electric oven. Stainless steel one and half bowl sink and drainer and mixer tap. Space for table and chairs. French doors to rear garden area.

UPPER FLOOR

Front facing double bedroom with built in wardrobe and dual window assembly. Second rear facing double bedroom also with built in wardrobe facility. Both bedrooms have ample floor area for free standing furniture. Family size bathroom comprising bath with electric shower over, splash screen, close couple W.C and wash hand basin.

Loft access from hall landing and handy additional storage cupboard. Front garden lawn area with tarmac driveway. Fully enclosed rear gardens with lawn and pathway.

A very well-proportioned home and an excellent opportunity for the first-time buyer.

Floorplan & Room Sizes



Lounge 4.75m x 3.70m (15'7" x 12'1")

Breakfasting Kitchen 4.85m x 2.70m (15'11" x 8'11")

W.C 1.50m x 0.75m (4'11" x 2'6")

Bedroom 1 3.70m x 3.10m (12'1" x 10'2")

Bedroom 2 2.75m x 3.80m (9'0" x 12'6")

Bathroom 2.10m x 2.50m (6'11" x 8'2")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



Email
all@sbproperty.co.uk

Telephone
01389 731730