

# Kingsbridge Crescent



A fine example of its kind, viewing advised

Modern Acklam development

Impressive landscaped gardens, lengthy side drive

Two double bedrooms

Spacious lounge with LVT flooring

**£125,000**

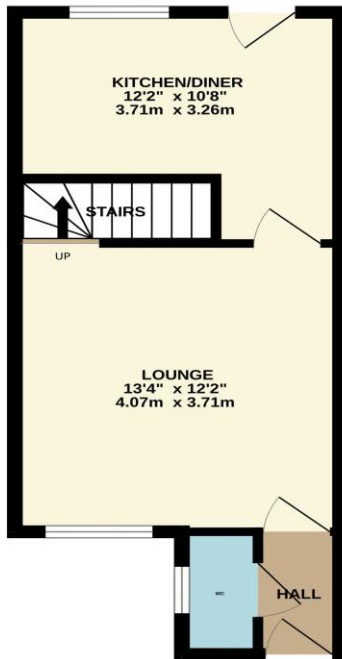




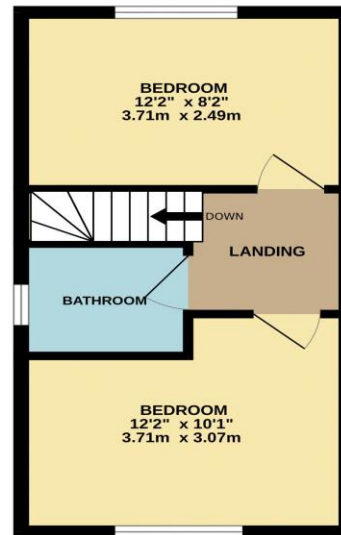
A fine example of its kind, well-appointed, attractive and 'turn-key' ready! Internal inspection is certainly recommended when it comes to this impressive, two-double bedroom property. Located within this modern Gleeson development, located just off 'Acklam Road' - enjoying a lengthy side drive, and landscaped, front and rear gardens.

Internally, the accommodation very briefly comprises an entrance hall, cloakroom/WC, spacious lounge with quality 'LVT' flooring, and separate modern kitchen/diner to the ground floor. The first floor delivers two good bedrooms, along with the stylish family bathroom. The front garden has been re-laid to artificial grass for low maintenance, with the gravelled side drive allowing ample parking. The rear garden is fully fence-enclosed, with large patio, tiered artificial lawn, and further gravelled area - all enjoying a sunny, southerly aspect.

GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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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# "The Property Experts"



Tenure: Freehold

Council Tax Band: B

EPC Rating: B



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