

# Cardiff Road, £155,000

- No Chain
- Renovation Project
- EPC TBC
- Council Tax Band D
- Front and Rear Garden
- **Great School Catchments**
- Close to Transport Links
- Close to Amenities
- EPC Ratina: E













## About the property

FREEHOLD ON COMPLETION - Located on Cardiff Road, This 2 bedroom home is in need of a renovation in order to get back to its former glory, however benefits from a large rear garden, spacious rooms, a window bayfront and great access to transport links. Give us a call to arrange a viewing!

### Accommodation

#### **Entrance Hall**

#### **Living Room**

10' 5" x 10' 11" ( 3.17m x 3.33m )

#### **Dining Room**

11' 10" x 11' 11" ( 3.61m x 3.63m )

#### Kitchen

10' 6" x 7' 8" ( 3.20m x 2.34m )

#### Conservatory

11' 9" x 6' 8" ( 3.58m x 2.03m )

#### Landing

**Master Bedroom** 









11' x 14' 6" ( 3.35m x 4.42m )

#### **Bedroom Two**

11' 3" x 9' 2" ( 3.43m x 2.79m )

## Family Bathroom

Separate W/C

### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

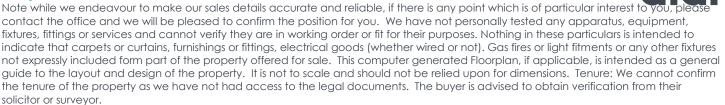


### **Floorplan**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### **Important Information**



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