

- TWO BEDROOM SEMI-DETACHED HOUSE
- LOW MAINTENANCE AND EYE CATCHING GARDEN
- IDEAL LOCATION FOR ACCESS TO CITY CENTRE

- WELL PRESENTED PROPERTY
- IDEAL FIRST TIME PURCHASE
- COUNCIL TAX BAND - A

Asking price £220,000

<https://www.judgeestateagents.co.uk>



This well presented two bedroom semi-detached house is ideally situated for ease of access to the city centre. Making an ideal first time purchase, this lovely home benefits from an Entrance Hall, Living Room, Kitchen/Breakfast, First Floor Landing, Two Bedroom and a Shower room. To the rear of the property there is an eye-catching and well maintained tiered garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator and a door that leads to:

LIVING ROOM

12'3 x 11'6 (3.73m x 3.51m)

Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround and a door that leads to:

KITCHEN/BREAKFAST

11'6 x 8'2 (3.51m x 2.49m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, plumbing for a washing machine, radiator, power points, Pantry, window and door to the rear aspect.

FIRST FLOOR LANDING

With a window to the side aspect, loft access and doors that lead to:

PRIMARY BEDROOM

14'8 x 8'5 (4.47m x 2.57m)

Benefiting from two windows to the front aspect, radiator and power points.

BEDROOM

12'3 x 8'8 maximum (3.73m x 2.64m maximum)

Having a window to the rear aspect, radiator, power points and fitted wardrobes.

SHOWER ROOM

5'11 x 5'6 (1.80m x 1.68m)

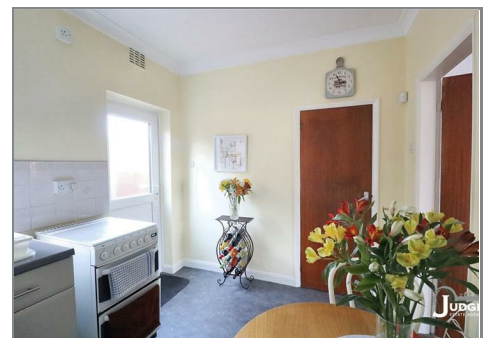
Comprising a low level WC, Wash hand basin, Walk in Shower, Heated towel rail, Window to the rear aspect and Complimentary tiling.

REAR GARDEN

An eye-catching and tiered garden that enjoys a decked area with steps leading up to a gravelled garden all enjoying a variety of shrubs, plants and trees. There is also a store to the rear of the property.

VIEWINGS

We always like any potential purchaser to follow our four





steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations,

prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

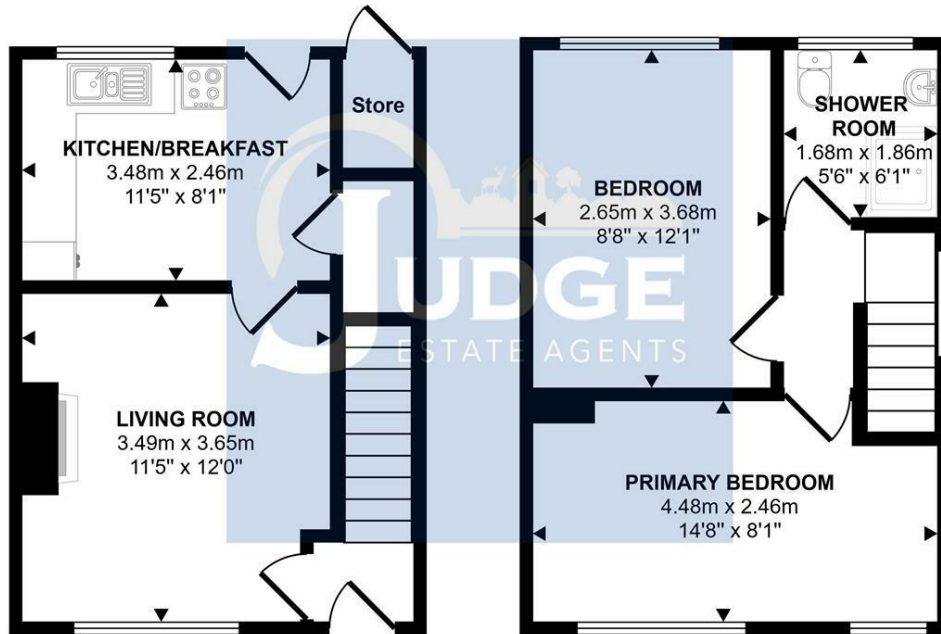
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
56 sq m / 600 sq ft



Ground Floor
Approx 28 sq m / 297 sq ft

First Floor
Approx 28 sq m / 303 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

