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- 2 Bedroom Ground Floor Flat
- Modern Kitchen and Bathroom
- Gas Central Heating
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- South Facing Rear Yard
- Electric Car Charging Point
- Sealed Unit Double Glazed Windows

- Driveway to the Front & Garage to the Rear
- Ideal for a first time buyer
- Council Tax Band A

Immaculately presented 2 bedroom ground floor flat, ideal for a first time buyer, benefitting from an electric car charging point, gas central heating and sealed unit double glazed windows. Briefly comprising of a Entrance Hallway with laminate flooring and part panelled walls, Lounge which has a bay window to the front aspect, laminate flooring, coving and rose to the ceiling. Kitchen with wall and base units, work top surfaces, stainless steel sink and drainer unit, tiled splash back, integrated electric oven and gas hob with an extractor over, breakfast bar and tile effect laminate flooring. Rear Porch which has plumbing for a washing machine, wall mounted Combi boiler enclosed in a wall unit and a door to the rear yard. Internal Hallway with a storage cupboard. Bathroom which has a panelled bath with a shower mixer tap, vanity unit with a wash hand basin, low level w/c and tiled walls. Bedroom 1 is to the rear aspect and has laminate flooring, feature panelled wall, coving and rose to the ceiling. Bedroom 2 is to the front aspect and has laminate flooring, coving and rose to the ceiling.

Externally there is a paved driveway to the front with an electric car charging point and bin storage. To the rear there is a lovely low maintenance yard which has paved and Astroturf areas which enjoys a Southerly aspect, there is also a garage to the rear accessed via an up and over door.





Energy Performance: Current C Potential C

Council Tax Band: A

Distance to Collingwood Primary: 0.5 miles

Distance to Metro Station: 0.9 miles

Distance to Supermarket: 1.0 miles

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Floor Plan

Floor area 66.7 sq.m. (718 sq.ft.)

Total floor area: 66.7 sq.m. (718 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.