







## Property Description

IDEAL FOR FIRST TIME BUYERS & INVESTORS. Connells are pleased to market this traditional terraced property benefiting from NO UPWARD CHAIN briefly comprising of two reception rooms, kitchen, downstairs bathroom, two double bedrooms & large rear garden.

### Lounge

13' 1" into bay x 11' 1" max ( 3.99m into bay x 3.38m max )

Double glazed bay window, composite front door, gas fire place and wall mounted radiator.

### Bathroom

Bath with mixer tap, wash hand basin, low level wC, side window and wall mounted radiator.

### Dining Room

11' 11" x 11' 9" max ( 3.63m x 3.58m max )

Double glazed window to rear, wall mounted radiator and stairs to upper floor.

### Kitchen

9' 11" x 6' 1" ( 3.02m x 1.85m )

Wall and base units, sink/drain integrated into work surface, gas cooker point, plumbing for washing machine and double glazed door to rear and window to side.

### Bedroom One

11' 11" max x 11' 9" ( 3.63m max x 3.58m )

Front facing window and wall mounted radiators.

### Bedroom Two

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

Rear facing window and wall mounted radiator.

### Rear Garden

Patio area ideal for outdoor furniture and further lawn area with fence boundaries.

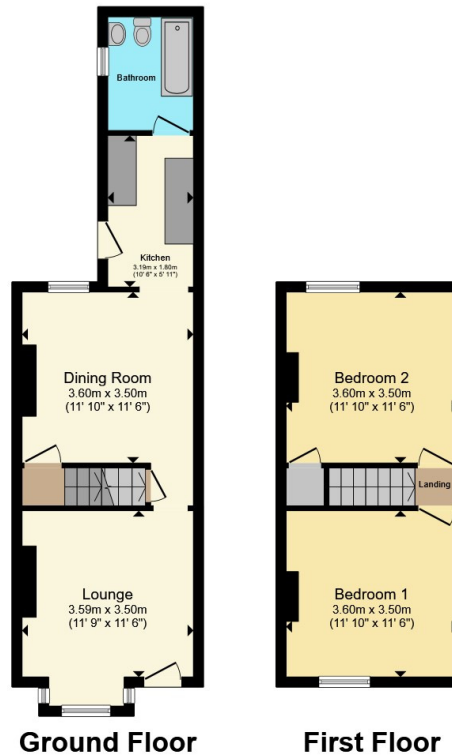












Total floor area 69.7 m<sup>2</sup> (750 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Awaiting  
 Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD312857](http://connells.co.uk/Property/OLD312857)**



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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