



A spacious two bedroom first floor apartment with allocated parking and communal gardens. In an attractive pedestrianised location with open aspect to the front in the popular Broomhill area of Ingleby Barwick.

The property would be suitable for a wide range of purchasers including first time buyers, a retired couple, single person or a landlord/ investor looking for a buy to let property. Presented in immaculate decorative order throughout with the benefit of a superb refitted bathroom.

Longleat Walk is located off Hillbrook Avenue within walking distance of local shops, bars, restaurants, schools for all age groups and regular bus services.

The accommodation briefly comprises: Entrance Hall, open plan Lounge and fitted Kitchen with french doors leading to a Juliet balcony and built in oven and hob and integrated appliances, two Bedrooms - one with fitted En Suite Dressing Room and refitted Bathroom/ wc with luxurious white suite and fitted wall shower.

Externally there is allocated car parking space, ample visitor parking and communal gardens.

Offered for sale with no onward chain. Viewing is highly recommended.

Longleat Walk, Ingleby Barwick, TS17 5BW

2 Bed - Apartment

£89,950

EPC Rating: B

Council Tax Band: B

Tenure: Leasehold



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FRIENDS**
ESTATE AGENTS

Longleat Walk, Ingleby Barwick, TS17 5BW



Entrance Hall

Lounge
16'0 x 10'10 (4.88m x 3.30m)

Kitchen
9'0 x 8'2 (2.74m x 2.49m)

Bedroom 1
12'6 x 8'6 (3.81m x 2.59m)

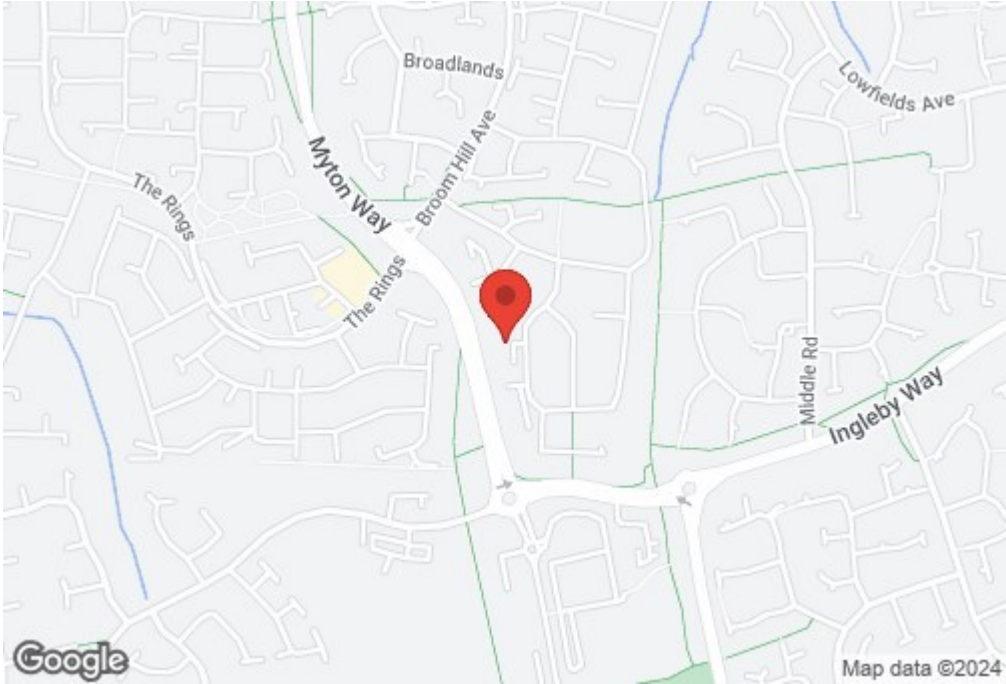
Dressing Room
6'4 x 4'6 (1.93m x 1.37m)

Bedroom 2
8'4 x 7'8 (2.54m x 2.34m)

Bathroom/ wc
7'10 x 5'6 (2.39m x 1.68m)



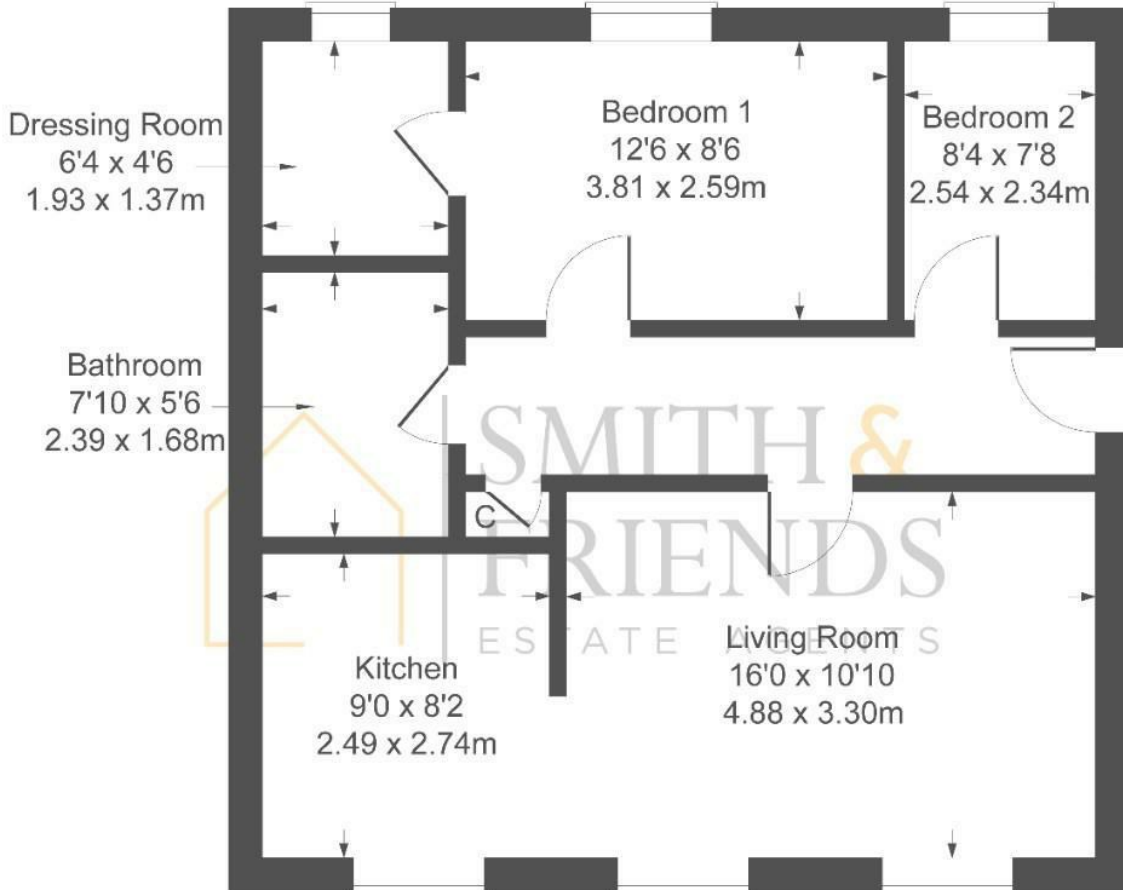
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Longleat Walk

Approximate Gross Internal Area
596 sq ft - 55 sq m



Not to Scale. Produced by The Plan Portal 2024
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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