

## **PROPERTY SUMMARY**

Located in the sought-after Bromley Bank area, this property combines modern amenities with a touch of rustic charm, making it a perfect place to call home. Don't miss the opportunity to own a piece of tranquility in this lovely location. With charming Two double bedroomed accommodation, off road parking, private rear garden and offered for sale with no vendor chain we would recommend arranging an early viewing.















1ST FLOOR 359 sq.ft. (33.3 sq.m.) approx.

**BEDROOM 2** 11'8" x 10'11" 3.56m x 3.32m CUP DON CUP BATHROOM 10'2" x 4'8" 3.10m x 1.42m BEDROOM 1 11'7" x 11'1" 3.52m x 3.39m

KITCHEN/DINER 11'8" x 10'11" 3.56m x 3.32m 4'5" x 3'0" 1.35m x 0.91m UP RECEPTION ROOM 15'1" x 11'8" 4.59m x 3.56m PORCH

GROUND FLOOR 317 sq.ft. (29.4 sq.m.) approx.

TOTAL FLOOR AREA : 675 sq.ft. (62.8 sq.m.) approx. I CIVILE TOOLE ATCOMENTIAL OF SIGNAL (20.5 SIGNAL), DUPLOC. White every stelling this bein made to success the accessor of the Rodgets constant of the regenstruments of doors, window, notes and any other tenus are graphenerate and to regionsbilly is blen for any error, prospective purchase. The services, systems and applicational blench have not been theored and the guarantee as to their operability or efficiency can be given. Mindow Min Metging CO2024

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TENURE House - Terraced

COUNCIL TAX BAND В

VIEWINGS By prior appointment only

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		50	88
(69-80) C		74	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements