



70 Regent Street, CF44 6EU
£79,995

Manning
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** NO ONWARD CHAIN ** SPACIOUS 2 DOUBLE BEDROOM END OF TERRACE HOUSE ** MODERNISED AND UPDATED OVER THE YEARS ** IDEAL FIRST TIME BUY ** SIDE ACCESS TO ENCLOSED REAR GARDEN ** LOUNGE/DINER ** SPACIOUS KITCHEN ** MODERN BATHROOM ** 2 GOOD SIZE BEDROOMS ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS**

Ideally situated within walking distance of local schools and shops, perfectly placed for local bus stop.

£79,995



Porch

Upvc double glazed front door.

Lounge/diner

18'10' X 13'10 (5.74m X 4.22m)

Two upvc double glazed windows to front aspect. Radiator x 2. Modern coal affect gas fire and surround. Stairs to first floor. Carpet to floor.

Fitted kitchen

9'8' x 9'2' (2.95m x 2.79m)

With a modern range of wall and base units incorporating stainless steel sink unit, cooking is by gas, wall mounted gas boiler serving hot water and heating system. Upvc double glazed window to rear. Radiator.

Rear porch

Upvc double glazed window to rear garden.

Bathroom

9'2 max 5'11 min x 6'5 (2.79m max 1.80m min x 1.96m)

Modern suite in white comprising bath, wash hand basin and w.c., radiator. Upvc double glazed window to rear aspect. Shower over bath. Tiled splash backs. Radiator.

Landing

Carpet to floor.

Bedroom 1

13'10 x 9max 6'8 min (4.22m x 0.23m 2.03m min)

Upvc double glazed window to front and rear. Radiator. Carpet to floor

Bedroom 2

11'7 max 9'4 min x 10'4 (3.53m max 2.84m min x 3.15m)

Upvc double glazed window to front. Large Storage cupboard ideal for wardrobe space. Radiator. Carpet to floor

Outside

Side access to rear garden.





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The Property Misdescription Act 1991

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