



Balaclava Road, £105,000

- Council Tax Band A
- No onward chain
- Ideal first-time buy
- Close to local amenities
- Great transport links
- EPC Rating: D



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About the property

A superb opportunity presents itself for first time buyers and investors with this terraced property, offered for sale with no onward chain.

Boasting 2 well-appointed bedrooms, this charming terraced home champions an impressive structure that promises comfort above all. Coupled with one bathroom positioned on the first floor, the house encapsulates convenience with style, presenting a perfect haven for modern living.

The heart of the home is the singular, dedicated reception room, an ideal area for hosting visiting family or friends, or simply for a cosy night in. In addition to this, a functional kitchen, designed with direct access to the garden.

Situated within close proximity to excellent public transport links, nearby schools, and local amenities, the property also benefits from an assortment of walking routes, ensuring a variety of recreational activities are always at your disposal.



Accommodation

Lounge/Diner

12' 10" Max x 18' 8" Max (3.91m Max x 5.69m Max)

Kitchen

6' 9" Max x 11' 3" Max (2.06m Max x 3.43m Max)

Landing

Bedroom 1

9' 9" Max x 11' 9" Max (2.97m Max x 3.58m Max)

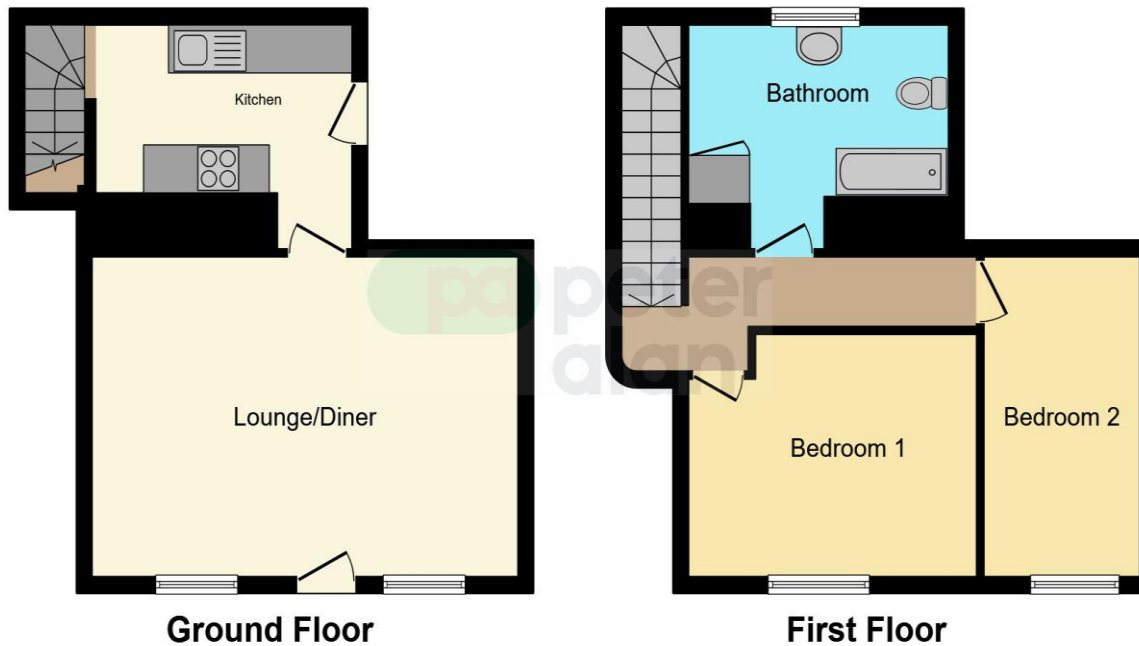
Bedroom 2

13' 3" Max x 6' 8" Max (4.04m Max x 2.03m Max)

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Floorplan



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