



## Woodruff Way, £150,000

- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- NO ONGOING CHAIN
- IDEAL INVESTMENT
- EPC Rating: C



 2  1  1





## About the property

Fantastic opportunity to acquire this groundfloor, 2 bedroom flat in Thornhill. It offers great open plan living with a spacious lounge/diningroom leading to a fitted kitchen. Great location with local amenities, public transport and commuter links nearby. Allocated parking and a communal garden.

## Accommodation

### Communal Area

Secure telephone entry system, double glazed front door to communal hall, secure mail box and meter cupboard. Stairs to top floor.

### Lounge/ Dining Room

Light and open modern living, dining and kitchen area. Fitted carpet, double glazed window, electric wall mounted heater, coving ceiling, opening to:-

### Kitchen

Fitted kitchen units to three sides with laminate worktops, stainless steel splash back and inset sink unit with drainer. Double glazed window to the rear garden. Space for washing machine, integrated electric oven and hob, cooker hood, space for separate fridge freezer



### Bedroom One

Double bedroom with fitted carpet, smooth walls and ceiling, wall mounted electric heater and double glazed window.

### Bedroom Two

Double bedroom with fitted carpet, wall mounted electric heater, double glazed window.

### Bathroom

Modern three piece suite comprising of low level w.c, wash hand basin, panel bath and shower. Double glazed window to rear.

### Outside

Allocated parking and visitor spaces, communal garden with lawn and drying area

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## Important Information

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