



## St. Martins Crescent, offers in excess of £195,000

- Cash buyers invited to view
- Off road parking
- Front and rear gardens
- Close to shops and public transport
- Kitchen diner
- EPC Rating: C



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## About the property

Cash buyers invited to view this property in a great location. This two bedroom semi detached house offers excellent living space throughout and would be ideal for someone downsizing or looking for a buy to let with a potential income of £1,200pcm.





## Accommodation

### Front Garden And Parking

Gated access to the driveway and footpath. The front garden is laid to shingle with shrubs. Gated access to rear garden.

### Entrance Porch

Composite door to side into the porch with Upvc double glazed window to front. Radiator. Tiled flooring. Space to hang coats and store footwear. Further composite door into lounge.

### Lounge

13' 6" x 11' 2" ( 4.11m x 3.40m )  
Upvc double glazed window to front. Double radiator. Carpeted flooring. Stairs to first floor. Understairs storage space.

### Kitchen/diner

16' 1" x 9' 7" ( 4.90m x 2.92m )  
Upvc double glazed window and door to rear. Upvc double glazed window to side. A range of wall and base units incorporating a stainless steel sink unit. Heat resistant work surfaces. Large built in storage cupboard. Plumbed for a washing machine and space for a fridge freezer and tumble

dryer. Tiled splashbacks and laminate flooring. Radiator. Space for dining table and chairs.

### Landing

Upvc double glazed window to side. Access to loft. Carpet.

### Bedroom One

16' x 14' 2" ( 4.88m x 4.32m )  
Upvc double glazed window to front. Radiator. Carpet.

### Bedroom Two

10' 4" x 9' 8" ( 3.15m x 2.95m )  
Upvc double glazed window to rear. Radiator. Carpet. Built in cupboard.

### Shower Room

Upvc double glazed frosted window to side. Corner shower cubicle with mains fed shower. Low level WC. Vanity wash hand basin. Radiator. Vinyl flooring.

### Rear Garden

Large enclosed rear garden which is mainly laid lawn and a brick built shed.

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## Floorplan



## Important Information

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