

# 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









## **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**

 $16^{\circ}$  x  $14^{\circ}$  2" ( 4.88 m x 4.32 m ) 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**

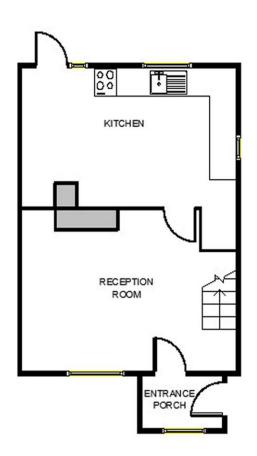
Upvc double glazed frosted window to side. Corner shower cubicle with mains fed shower. Low level WC. Vanity wash hand basin. Radiator. Vinyl flooring.

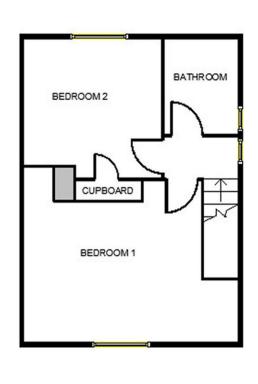
#### Rear Garden

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



## **Floorplan**





## Important Information

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