



Coldbrook Road East, £250,000

- POTENTIAL TO DEVELOP FURTHER
- SPACIOUS PLOT FROM FRONT TO BACK
- NO ONGOING CHAIN
- Council Tax Band D
- CLOSE TO SHOPS, TRAIN STATION, BUS ROUTES & LINK ROADS LEADING TO M4 CORRIDOR
- EPC Rating: D



 2  1  2



About the property

POTENTIAL TO DEVELOP FURTHER - SPACIOUS PLOT FROM FRONT TO BACK. Close to local amenities; doctors surgery, popular school catchment, easy access to link roads leading to M4 corridor, public transport routes, supermarkets, town centre shopping facilities.

Accommodation

Lounge

12' 8" Max x 13' 1" Max (3.86m Max x 3.99m Max)

Tv point, power points, radiator, laminate floor, bay to front.

Dining Room

13' 5" Max x 10' 9" (4.09m Max x 3.28m)

Kitchen

14' 8" Max x 10' 11" Max (4.47m Max x 3.33m Max)

Utility Room

8' 1" x 5' 1" (2.46m x 1.55m)

Shower Room

7' 10" x 7' 9" (2.39m x 2.36m)

W.C, wash hand basin, walk in shower, Vaillant boiler.



Bedroom One

13' 2" x 10' 2" (4.01m x 3.10m)

Carpet, power points, radiator, bay to front.

Bedroom Two

11' 4" Max x 10' (3.45m Max x 3.05m)

Carpet, power points, radiator, under stairs storage cupboard, window to side.

Loft Space

24' 5" x 10' 11" plus eaves (7.44m x 3.33m plus eaves)

Rear Garden

Shed

10' 11" x 8' 2" (3.33m x 2.49m)

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Floorplan



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