

# Coldbrook Road East, guide price £180,000

- GRADE 2 LISTED
- IDEAL INVESTMENT OPPORTUNITY
- LARGE PLOT
- Council Tax Band E
- NO ONGOING CHAIN
- EPC Rating: D









## About the property

GRADE 2 LISTED - LARGE PLOT - IDEAL INVESTMENT OPPORTUNITY.

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. \*Call 01446 733224\*

## **Accommodation**

#### **Porch**

#### Cloakroom

#### **Kitchen**

16' 1" max x 10' 3" max ( 4.90m max x 3.12m max )

#### **Utility Room**

 $6^{\prime}\,3^{\prime\prime}\,max\,x\,6^{\prime}\,2^{\prime\prime}\,max$  (  $1.91m\,max\,x\,1.88m\,max$  )

#### **Living/ Dining Room**

22' max x 14' 7" max ( 6.71m max x 4.45m max )

#### **Bedroom One**

13' 2" max x 11' 2" max ( 4.01m max x 3.40m max )

#### **En Suite**

**First Floor** 









### Bedroom Two

11' 2" max x 9' 6" max ( 3.40m max x 2.90m max )

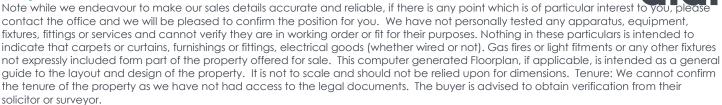


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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