



## Neptune Road, offers over £160,000

- Council Tax Band - C
- WATER FRONT DEVELOPMENT
- DIRECT WATER VIEWS
- ALLOCATED PARKING
- ENSUITE & BATHROOM
- EPC Rating: B



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## About the property

Briefly comprising of communal entrance, inner hallway, open plan living/ kitchen/ breakfast area, 2 double bedrooms, en suite to master, family bathroom, allocated parking space.

## Accommodation

### Communal Entrance

Enter via a security door with fitted telecom system, fitted carpet, automatic lighting, stairs ascending to upper floors.

### Inner Hallway

Wall mounted security telecom, power points, radiator, wood effect laminate flooring, fitted storage cupboard, doors into accommodation;-

### Kitchen/Living Room

9' 6" x 21' 11" ( 2.90m x 6.68m )

To the Kitchen Area; - Matching wall and base units with complimentary work tops, fitted breakfast bar, inset sink, drainer and mixer tap, inset gas hob, oven and cooker hood, space for fridge freezer, space for washing machine, power points, radiator, wood effect laminate flooring, glazed window to side aspect. To the Living Area; T.V. point, power points, radiator, glazed windows to side and rear aspect with DIRECT WATER FRONT VIEWS.

### Bedroom One





## Bedroom Two

8' 11" x 11' 6" ( 2.72m x 3.51m )

Wood effect laminate flooring, power points, radiator, glazed window to side aspect.

## Bathroom

W.C., wash hand basin, bath, splash back tiled areas, radiator, wood effect laminate flooring.

## Outside

To the front, allocated parking for one car.

8' 8" x 15' 6" ( 2.64m x 4.72m )

Wood effect laminate flooring, power points, radiator, glazed window to rear aspect with DIRECT WATER FRONT VIEWS. Door leading into En Suite;-

## En Suite

W.C., wash hand basin, shower cubicle, splash back tiled areas, radiator, wood effect laminate flooring, extractor fan.

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## Floorplan



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