



## Church Road, £175,000

- COUNCIL TAX BAND - C
- IDEAL FIRST TIME BUY / INVESTMENT
- CLOSE TO TRAIN STATION & BUS ROUTES
- 2 DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- EPC Rating: D



 2  1  1



## About the property

2 DOUBLE BEDROOMS - RECENTLY RE-DECORATED THROUGHOUT - CLOSE TO TRAIN STATION. Close to local amenities; shops, parks, school catchment, easy access to link roads leading to M4 corridor

## Accommodation

### Lounge

21' 11" x 13' 4" ( 6.68m x 4.06m )

### Kitchen

13' 3" x 8' 2" ( 4.04m x 2.49m )

### Landing

### Bedroom One

13' 10" x 10' 1" ( 4.22m x 3.07m )

### Bedroom Two

9' 10" x 7' 10" ( 3.00m x 2.39m )

### Bathroom

### Rear Garden





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## Floorplan



Total floor area 61.7 m<sup>2</sup> (664 sq.ft.) approx

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