



11 Claude Place, £180,000

- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- ENCLOSED REAR GARDEN
- COUNCIL TAX C
- LARGE BATHROOM
- OPEN PLAN LOUNGE KITCHEN
- ON STREET PARKING
- EPC Rating: C



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About the property

Two bedroom ground floor flat located in a popular location with on street parking and enclosed rear garden. This property would make the perfect first time purchase or investment. Viewing is highly recommended



Accommodation

Entrance

Wood flooring, plain walls and ceiling, doors leading to two bedroom, bathroom and kitchen lounge

Kitchen Lounge

15' 6" x 13' 5" (4.72m x 4.09m)

With a range of matching wall and base units incorporating worktop space, radiator, plain walls and ceiling, space for appliances, wood flooring and patio door leading to rear garden

Bedroom One

17' 7" x 9' 2" (5.36m x 2.79m)

located to the front aspect with bay windows, plain walls and ceiling and radiator

Bedroom Two

13' 7" x 12' 6" (4.14m x 3.81m)

front aspect of the property with bay window, radiator and plain walls and ceiling

Bathroom

larger than average bathroom with shower cubical with mains fed shower, Wc, bath, tiled flooring, plain walls and window to rear

Rear Garden

enclosed rear garden with patio area

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.



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