



Asking Price £160,000

Located on the highly convenient Outland Road, this spacious ground floor flat is within walking distance of Morrisons Supermarket and multiple bus routes, making it perfect for modern living. The property features two generously sized double bedrooms and a study, a large lounge ideal for relaxing or entertaining, a modern fitted kitchen, large utility cupboard and generous modern shower room and a private entrance for added privacy. Additional benefits include a single garage, double glazing, gas central heating, and two low-maintenance gardens, offering practicality alongside charm. Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, people looking to downsize or investors. Viewings are highly recommended to appreciate all that this home has to offer. The property also benefits from a new lease.

Outland Road, Peverell, PL2 3NZ

Accommodation Comprises

Entrance Hall

Lounge/Dining Room 5.6m (18'4") Into Bay x 4.2m (13'9")

Bedroom One 5.3m (17'5") Into Bay x 3.9m (12'10")

Bedroom Two 3.7m (12'2") x 3.6m (11'10")

Study/Dressing Room 2.4m (7'10") x 1.6m (5'3")

Kitchen 4.8m (15'9") x 2.1m (6'11")

Utility Cupboard

Shower Room

Outside

The property benefits from a front garden mainly laid to artificial grass with mature plant and shrub borders and a second low maintenance paved outside area accessed via the kitchen and service lane. The property also benefits from its own garage.

Other Information

Solicitors are currently in the process of drafting new leases, we presume the property will be on a reverse freehold basis with nominal service charges and ground rent.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

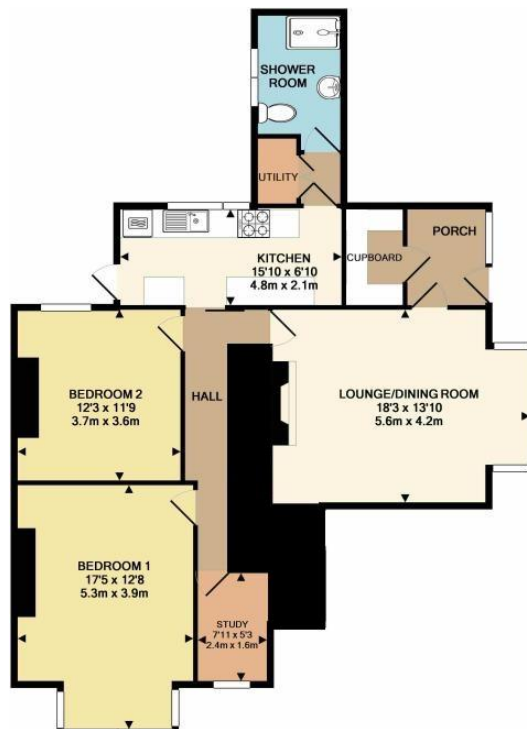






Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	71

England & Wales EU Directive 2002/91/EC



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

