



## Grosmont Close, £215,000

- Towards end of cul-de-sac
- Bordering open green area
- Converted garage
- Extensive tandem parking
- Council tax band- D
- EPC Rating: C



2 1 1





## About the property

Enjoying a degree of privacy and bordering an open green area to rear. Private gated driveway, providing tandem parking. Converted garage offering storage to front, Cloakroom with w.c. and a useful Utility Area. Well presented accommodation, would suit buyers seeking no onward chain.

Situated towards the end of a cul-de-sac in a popular close. Tucked behind double gates, the driveway provides good tandem parking. Former garage has been transformed into part storage area with twin doors to front and a door leading through to useful utility area and ground floor Cloakroom with w.c. The property backs onto an open green space, with pleasant view and access for those wishing to enjoy the surrounding area. Offering a degree of privacy, with enclosed lawned garden to rear and low maintenance gravelled area to front. In addition, the well presented accommodation comprises; Sitting Room overlooking rear garden, Kitchen to front. On the first floor two sizeable Bedrooms and a Shower Room. The property is available with no onward chain.







## Accommodation

### Entrance Hall

### Kitchen

8' 6" x 6' 8" (2.59m x 2.03m)

### Sitting Room

15' 2" x 10' 2" Ext 11'8 (4.62m x 3.10m Ext 11'8)

### Cloakroom

### Storage Room

7' x 7' 4" (2.13m x 2.24m)

Twin doors.

### First Floor

### Bedroom 1

15' 2" x 10' 2" (4.62m x 3.10m)

### Bedroom 2

11' 6" x 7' 7" (3.51m x 2.31m)

### Shower Room

## Floorplan



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