



## Cornpoppy Avenue, Offer in Excess of £225,000

- Mid link property
- Garage to rear
- Lawned garden
- Deceptively spacious
- Available with no onward chain
- EPC Rating: C



2 1 1





## About the property

Attractive mid link property with sizeable lawned garden to rear along with a Garage. Available with no onward chain. Enjoying a pleasant setting in popular area. With nearby parks, local shop and Primary School in Overmonnow.

Situated within a popular area on the edge of Town. A particular feature of the mid link property is the addition of a Garage, which is conveniently located to the rear of the property, with side access door leading to the rear lawned garden. To the front, there is a lawned area with path, leading to the Front door. Internally the accommodation comprises; Entrance Hall with Cloakroom having WC. Sitting Room with feature fireplace and window to front aspect. Door leading in the Kitchen/Dining Room, with a range of fitted cupboards and drawers. Oven and gas hob, space and plumbing for washing machine. Door leading out to the rear garden. On the first floor, there are two Bedrooms and a Bathroom. The property is available with no onward chain.







## Accommodation

### Entrance Hall

### Cloakroom

### Sitting Room

13' 10" max x 11' 4" (4.22m max x 3.45m)

### Kitchen/Dining Room

14' 2" x 8' 1" (4.32m x 2.46m)

### On The First Floor

#### Bedroom One

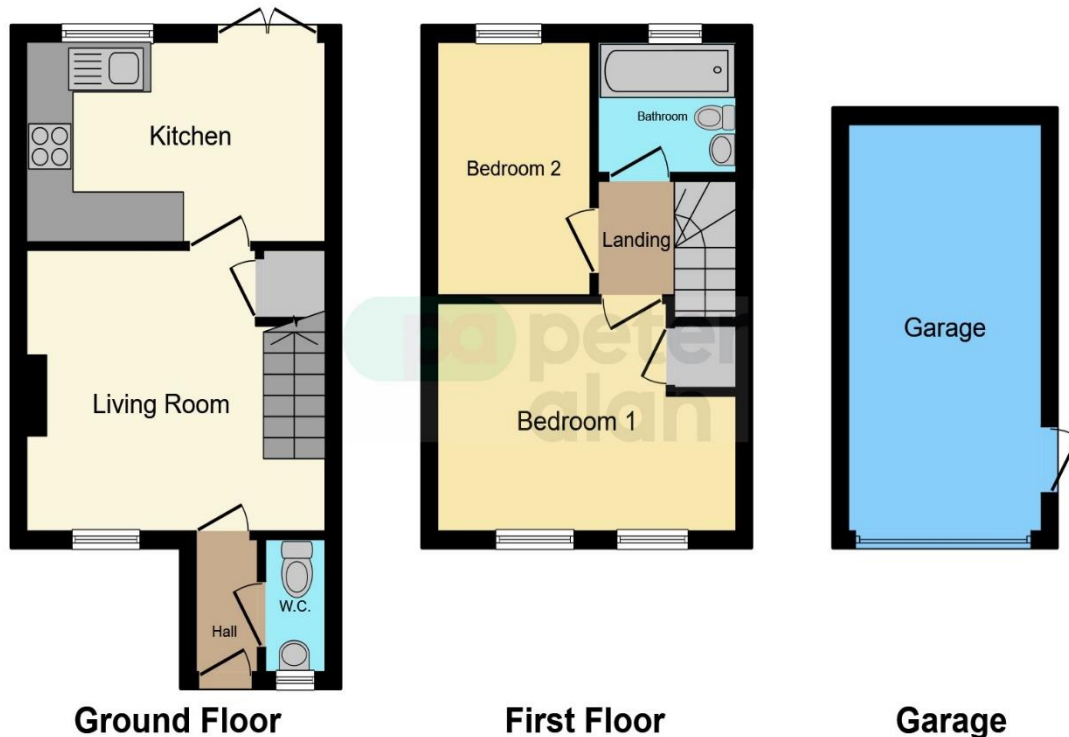
11' 3" x 10' 7" extending to 14' 2" (3.43m x 3.23m extending to 4.32m)

#### Bedroom Two

10' 1" x 7' 9" (3.07m x 2.36m)

### Bathroom

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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