

# Branch Road

Park Street, AL2 2LU



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£395,000

- No Upper Chain
- Two Bedrooms
- Character Property
- Extended Kitchen
- Updated Bathroom Suite
- Private Rear Garden
- Ideal First Time Buy
  - Parking on Road
  - EPC Rating C
- Council Tax Band C





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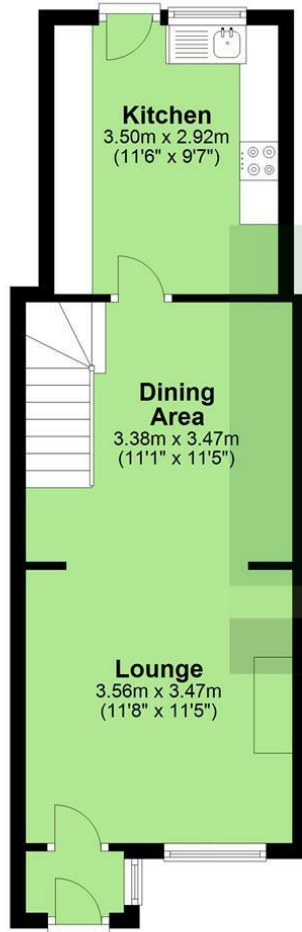
Available with no upper chain comes this charming two bedroom mid terrace character property located along Branch Road, Park Street.

Internally the property comprises lounge area with feature fireplace, dining area with direct access to the first floor and separate kitchen with integrated appliances. With stairs leading to the first floor landing you have a large double bedroom to the front of the property, along with a second single bedroom and a modern bathroom suite.

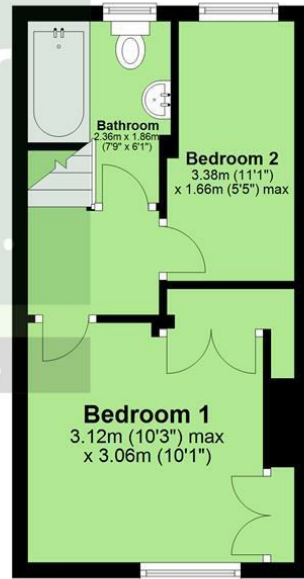
Outside you benefit from a private rear garden backing onto woodlands and River Ver. Branch Road is conveniently situated within a short walk of local shops/amenities as well as in close proximity to Park Street train station (located along the Abbey Flyer Line).



**Ground Floor**  
Approx. 36.1 sq. metres (388.4 sq. feet)



**First Floor**  
Approx. 24.4 sq. metres (262.9 sq. feet)



Total area: approx. 60.5 sq. metres (651.3 sq. feet)



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Entrance Porch

Lounge  
11'8" x 11'4" (3.56 x 3.47)

Dining Area  
11'1" x 11'4" (3.38 x 3.47)

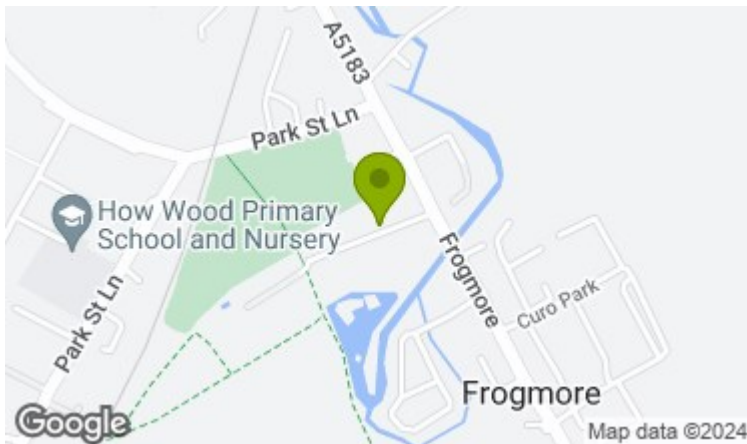
Kitchen  
11'5" x 9'6" (3.50 x 2.92)

Stairs Leading to First Floor Landing

Bedroom One  
10'2" x 10'0" (3.12 x 3.06)

Bedroom Two  
11'1" x 5'5" (3.38 x 1.66)

Bathroom  
7'8" x 6'1" (2.36 x 1.86)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>69</b>	Potential: <b>90</b>
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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