



Belgrave Road, TQ2 5HZ

Starting Bid £105,000

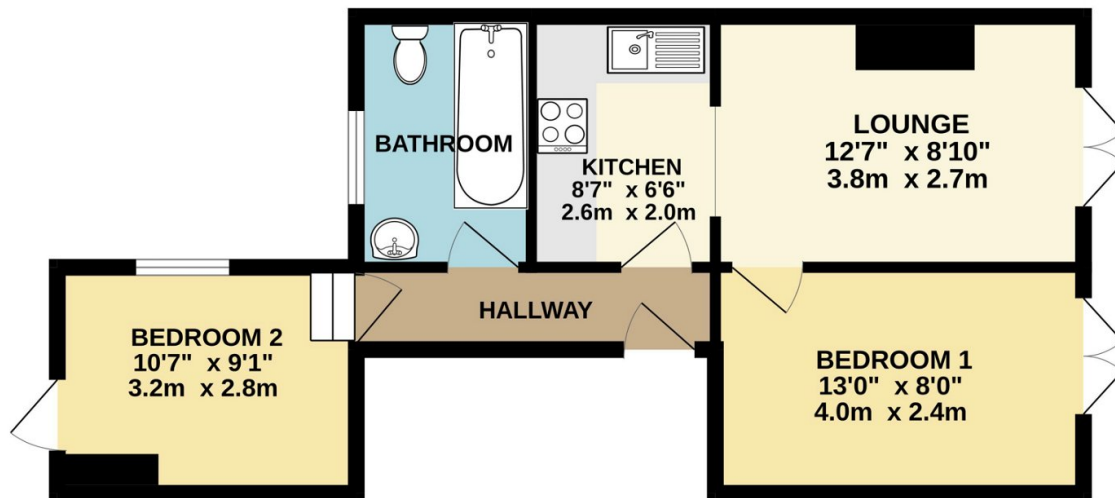
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SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- First Floor Flat
- Immediate 'Exchange of Contracts' Available
- 2 Double Bedrooms
- Private Decked Room Patio
- Council Tax - A
- Sold Via 'Secure Sale'
- Juliet Balcony
- Ideal Investment Property
- Close to Amenities
- EPC - D

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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As you enter you come into your hallway, straight ahead is a open plan lounge and kitchen. The kitchen has wall, base and drawer units, built-in electric cooker, plumbing for automatic washing machine and space for fridge freezer. The lounge benefits from a French doors onto a Juliet balcony. Both bedrooms are doubles, the master has double glazed French doors to a Juliet balcony. The 2nd bedroom has a door to a private roof patio. The bathroom completes the layout and comprises a low level WC, wash basin and bath with shower over.

