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2 Cygnet Drive, Tamworth, B79 7RU

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Asking Price £195,000

HUNTERS OF TAMWORTH are thrilled to offer FOR SALE this well presented, two bedroom, mid-terrace property.

Located within a popular cul-de-sac which benefits from being a stone throw away to Ventura retail park and Tamworth town centre. The property also benefits from being close to local amenities and transport link which is perfect for first time buyers, investors or someone looking to downsize.

In brief the property comprises; Entrance hallway, downstairs WC, kitchen, living room, two double bedrooms and a family bathroom. At the front of the property there is two allocated parking spots and to the rear is an enclosed low maintenance private garden.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Entrance Hallway

Stairs to first floor, carpet, radiator, ceiling light, power points.

W/C

5' x 2'10"
Wood effect vinyl flooring, low flush w/c, radiator, ceiling light, wash hand basin.

Lounge

17'12" x 11'10"
Double glazed patio door to garden, carpet, radiator, ceiling lights, feature fire place, under stairs storage cupboard, power points.

Bedroom One

11'6" x 11'8"
Double glazed windows to rear, carpet, built in wardrobe, radiator, ceiling lights, power points.

Bedroom Two

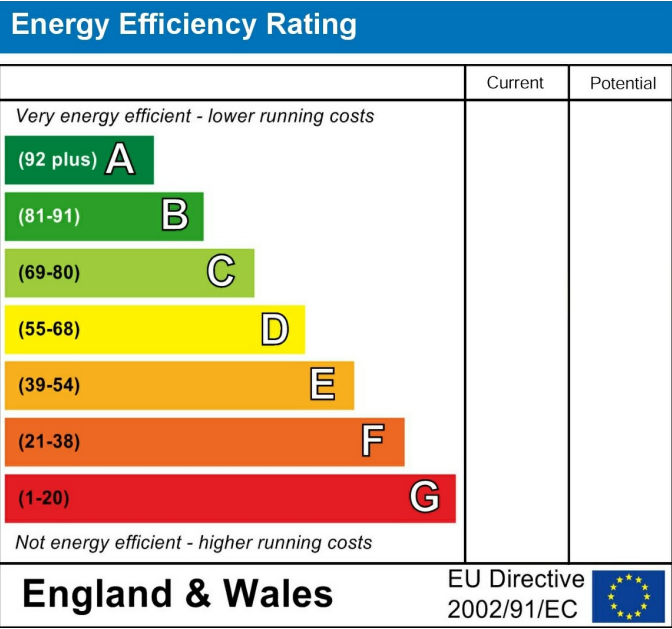
11'9" x 8'11"
Double glazed windows to front, carpet, ceiling lights, radiator, power point, built in cupboard.

Bathroom

6'6" x 5'5"
Wood effect vinyl flooring, sink, low flush w/c, bath with over head shower, ceiling light.

Garden

Enclosed, low maintenance, block paved patio.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

