



Ideal for a first time buyer or buy to let investor is this modern two bedroom terrace which is situated local to town and main amenities. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances to include oven, hob, washing machine and fridge/freezer and further offers a cloakroom, a courtyard rear garden, an allocated parking space and no chain. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, two bedrooms, bathroom, court yard garden and an allocated parking space.

Enter via composite door with obscure glazed inserts and side panel to.

Entrance Hall
Stairs to first floor landing, laminate flooring, radiator, doors to.

Cloakroom
White suite comprising low flush W.C, hand wash basin with vanity cupboard under, tiled floor, radiator, extractor vent,

Kitchen
14' 10" x 7' 0" (4.52m x 2.13m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and gas hob with extractor hood over, integrated washing machine and fridge/freezer, cupboard housing gas fired boiler serving domestic hot water and central heating, tiled floor, radiator, window to front aspect.

Lounge/Dining Room
13' 3" x 12' 0" (4.04m x 3.66m)
uPVC French doors to rear garden, window to rear aspect, two radiators, T.V point.

First Floor Landing
Access to loft space, storage cupboard, radiator, doors to.

Bedroom One
10' 0" max x 9' 2" (3.05m x 2.79m)
Some restricted head room, window to front aspect, cupboard, T.V point, radiator.

Bedroom Two
13' 9" max x 6' 2" (4.19m x 1.88m)
Some restricted headroom, two skylight windows to rear aspect, radiator.

Bathroom
White suite comprising panelled bath with mounted shower attachment, low flush W.C, pedestal hand wash basin, tiled splash backs, tiled floor, electric shavers point, extractor vent, skylight to rear aspect.

Outside
Rear - Small court yard garden with artificial lawn, enclosed by wall and fence.

Front - Allocated parking space.

N.B
We understand from the vendor there used to be an annual service charge of £500.00 which is no longer payable. The purchasers legal representative should check this prior to legal commitment to purchase.

Energy Performance Rating
This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax
We understand the council tax is band B (£1,749 per annum. Charges for 2025/2026).

Agents Note
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing
We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers
For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002
In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages
We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

