

- Ideal First Time Buy/Investment
- Semi Detached House
- 2 Bedrooms
- Off Street Parking & Garage
- Lawned Rear Garden
- New Flooring Throughout (2025)
- Recently Redecorated Throughout (2025)
- Chain Free!

Orchard Close, DN16 2RL,  
£125,000







Offered for sale with NO ONWARD CHAIN in a quiet cul-de-sac within the ever popular location of Ashby close by to a fantastic range of amenities, schools and bus routes is this ideal first time buyer home/investment opportunity on Orchard Close. The accommodation briefly comprises of 2 bedrooms and a bathroom to the first floor, whilst downstairs boasts a lounge and kitchen. The property has recently been refloored throughout and redecorated, creating a perfect home for someone to move straight into. Additional benefits include off street parking, garage and lawned garden to the rear. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A





### Lounge

Having uPVC double glazed door to the front aspect, uPVC double glazed windows to the front and rear aspects, radiator and stairs rising to the first floor. Redecorated and new flooring 2025.

### Kitchen

8' 5" x 11' 3" (2.56m x 3.43m)

Having uPVC double glazed window to the side aspect, sliding doors to the rear garden, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for appliance. Redecorated and new flooring 2025.

### First Floor Landing

Having uPVC double glazed window to the rear aspect and loft access. Redecorated and new flooring 2025.

### Bedroom 1

10' 1" x 8' 0" (3.07m x 2.44m)

Having uPVC double glazed window to the front aspect, radiator, built in cupboard and built in wardrobe. Redecorated and new flooring 2025.

### Bedroom 2

8' 6" x 6' 2" (2.59m x 1.88m)

Having uPVC double glazed window to the side aspect and radiator. Redecorated and new flooring 2025.

### Bathroom

8' 1" x 4' 8" (2.46m x 1.42m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin, WC and radiator. Redecorated and new flooring 2025.

### Outside Front

Having off street parking, garage and a gate to the rear garden.

### Outside Rear

A good size rear garden which is mainly laid to lawn with a fenced surround and paved patio area.

### Garage

9' 3" x 22' 0" (2.82m x 6.70m)

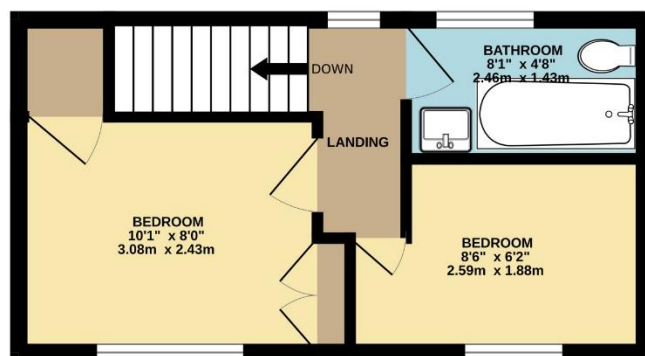
Having up and over door, door into garden and power supply.



GROUND FLOOR



1ST FLOOR



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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