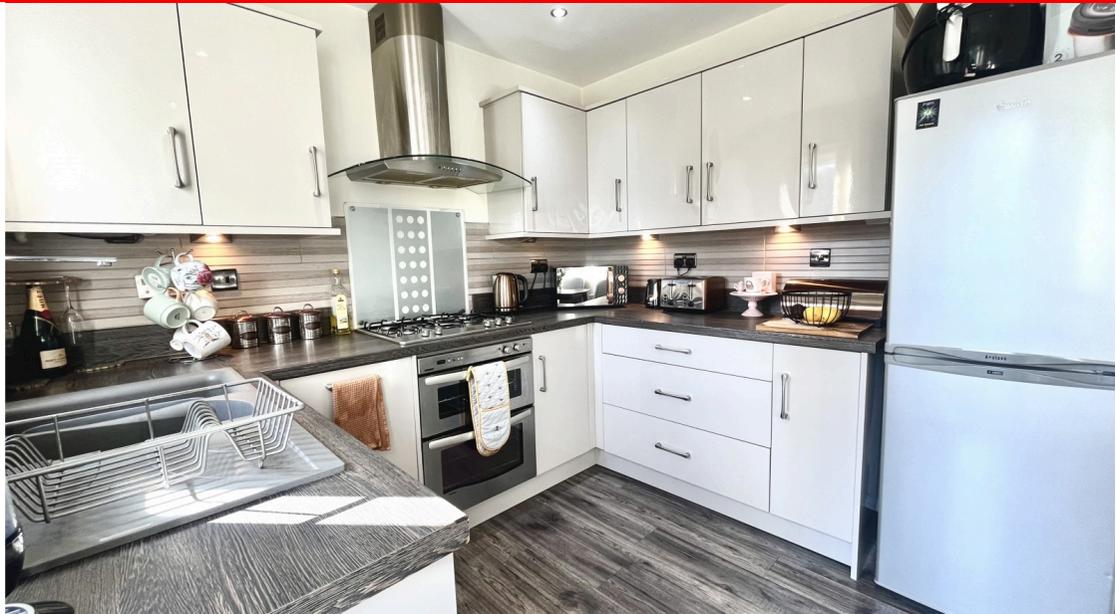




 **2**
Bedrooms

 **1**
Bathroom



C & R City are delighted to bring to the market this immaculately presented Two bedroom property on the popular Trinity Riverside Development. This well presented home briefly comprises of a good sized lounge, Newly Fitted dining kitchen with integrated appliances. To the 1st floor are two bedrooms as well as a fitted bathroom suite. Great location as the property is within walking distance to the city centre with great access and public transport links into and out of the city. This property would be an ideal purchase for a first time buyer or buy to let investor.

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Entrance Hall *1.46m x 1.25m (4.79ft x 4.10ft)*

Upvc window to side. Fuse Box. veiling light point.

Lounge *4.70m x 3.63m (15.42ft x 11.91ft)*

Paneled door. Upvc Window to front elevation. Range of power points. Stairs to 1st floor.

Dining Kitchen *3.60m x 2.80m (11' 10" x 9' 2")*

Paneled door. Recently fitted high specification modern kitchen consisting range of floor and wall units with grey worktops. Inset sink with chrome mixer tap. Integrated five ring gas hob, oven and white Knight dishwasher

1st Floor & landing

Providing access to all rooms.

Master Bedroom *3.63m x 2.80m (11.91ft x 9.19ft)*

Paneled door. Double sized bedroom with UPVC window overlooking the rear elavation. Ceiling light point and a range of power points.

Bedroom Two *3.62m x 2.51m (11.88ft x 8.23ft)*

Paneled door. Double sized bedroom with UPVC window over looking the front elevation. Built In Wardrobes.Ceiling light point and a range of power points.

Bathroom *2.60m x 1.40m (8' 6" x 4' 7")*

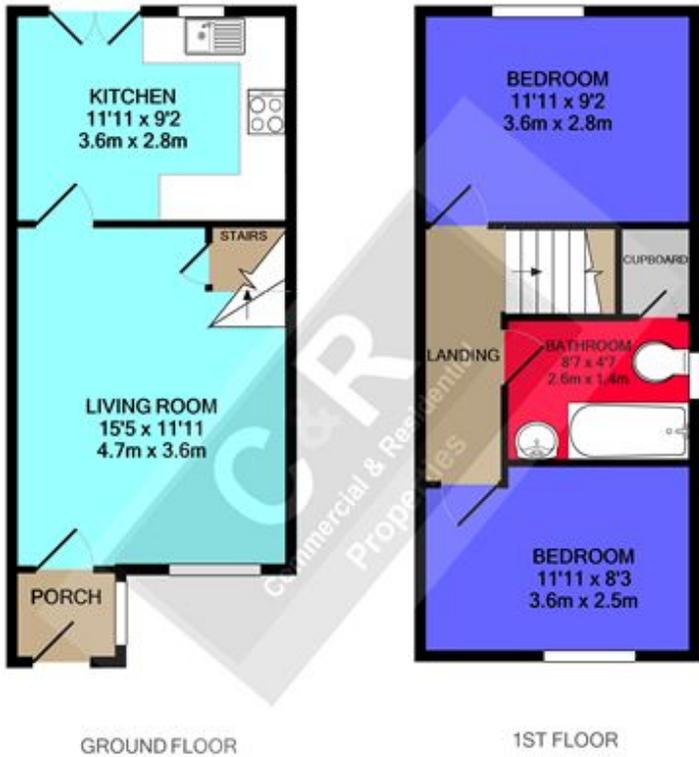
Paneled door. Three piece suite consisting of a low level W.C a pedestal sink and a bath with over hanging shower.

Externally

To the rear garden is a patio area with the remainder laid to lawn and perimeter wooden fencing all round with garden gate providing access to the front. To The front you will find parking available.

Tenure - Leasehold

Service charges - 29.46 pcm. Ground rent - Peppercorn Lease - 967 years



GROUND FLOOR

1ST FLOOR

C & R PROPERTIES

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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Calico Close, Trinity Riverside, M3 6AH

