



Offers excellent value for money

Ideal investment opportunity

Interchangeable reception rooms

Benefits from a stylish bathroom

Yard to the rear with gated access

For sale with no forward chain

Walking distance to town centre

Boasts a modern kitchen

Two spacious double bedrooms

Excellent transport links

This property offers excellent value for money and would be an ideal investment opportunity but let's deal with the question in hand. The property has signs of damp throughout much of the ground floor. However, we have been informed that the property has been empty without any heating or ventilation for about a year and a half and this could explain much of it. Putting the heating on a little and letting air circulate should help resolve much of the issues. The property, which is sold with no forward chain, and is just a five-minute walk to the train station and ten minutes, you will find yourself in the town centre. The property features a vestibule which leads through to the first reception room, this could be used as a lounge or dining room, the choice is yours. The second reception room is the larger of the two and also leads through to the modern kitchen. Beyond the kitchen, there is a rear hall which leads out to the yard and to the modern, downstairs bathroom suite. To the first floor you will find two spacious double bedrooms, one benefiting from a fitted wardrobe. To see the value for money this property offers, get in touch and arrange a viewing. Don't delay as we expect interest to be high.

ACCOMMODATION

Vestibule

The vestibule is entered through a uPVC door with frosted glass and frosted top panel. There is decorative coving and leads through to the first reception room.

Reception room one

Here you will find a modern, wall mounted electric fire. There is decorative coving, a radiator and a uPVC double glazed window to the front. There is a door to the second reception room and stairs leading up to the first floor landing.

Second reception room

The versatile room would make an ideal dining room as it is next to the kitchen, however being the larger of the two rooms it could also be used as the lounge. The room has an understairs storage cupboard, a radiator and a uPVC double glazed window. Leads to the kitchen.

Kitchen

A modern kitchen incorporating cream wall and base units, with a complementary worktop and matching up stands. There is a built-in electric oven, with a separate hob and extractor above. A stainless steel sink with draining board and mixer tap, is set below the uPVC double glazed window. There are ceiling spotlights, plumbing for a washing machine and a radiator is in place. Leads to a rear hall.

Rear hall

Houses the boiler and leads to the bathroom, whilst the glazed uPVC door leads out to the yard.

Bathroom

A modern bathroom suite comprising of a bath, with waterfall mixer tap and shower attachment. There is a wall hung wash basin with waterfall mixer tap, over a vanity unit. There is also a toilet, a radiator, ceiling spotlights and a uPVC double glazed frosted window.

First floor landing

Provides access to both bedrooms.



Bedroom one

A good sized double bedroom benefiting from a two-door built-in wardrobe, providing excellent storage. There is a radiator and a uPVC double glazed window to the front.

Bedroom two

A second spacious double bedroom with a radiator and a uPVC double glazed window to the rear.

Exterior

At the rear of the property there is a good sized yard with gated access.

TENURE

We have been informed by the vendor that the property is freehold.

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NOTE

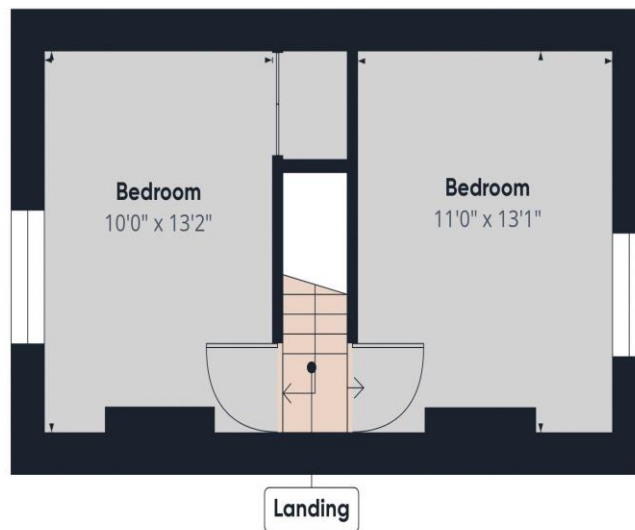
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Ground Floor

Approximate total area⁽¹⁾
692.77 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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