



For sale with no forward chain

Interchangeable reception rooms

Two spacious double bedrooms

Excellent transport links

New carpets throughout

Boasts a modern kitchen

Walking distance to town centre

Ideal for first time buyers

This property offers excellent value for money and would be an ideal investment opportunity. The property, which is sold with no forward chain, has been tastefully decorated throughout and boasts new carpeting and a new kitchen you would simply need to unpack. Just a five-minute walk and you will find yourself at the train station and ten minutes, you will find yourself in the town centre. The property features a vestibule, which leads through to a good sized hallway. From here there is access to the first spacious and well presented reception room, which would make an ideal dining room or home office. At the end of the hall, there is access to the larger of the two reception rooms and this room also leads through to the modern kitchen. Beyond the kitchen, there is a rear hall which leads out to the yard and also the downstairs bathroom suite. To the first floor, you will find two spacious double bedrooms, one benefiting from a built-in storage cupboard. To see the value for money this property offers, get in touch and arrange a viewing.

ACCOMMODATION

Vestibule

Entered through a uPVC double glazed door with frosted glass panels and matching top light. A wooden door with glass panels and top light leads through to the hallway.

Hallway

The hallway benefits from crisp neutral décor, new carpets and a radiator. Doors lead to both reception rooms and there are stairs to the first floor landing,

Dining room

The first of the two reception rooms would make a great dining room, playroom or perhaps a home office. There is a continuation of the new carpeting found in the hallway. There is a pebble effect gas fire, set on a cream hearth and insert with matching surround, a radiator and a uPVC double glazed window overlooking the front of the property.

Lounge

Located to the rear of the property the larger of the two rooms would make an ideal lounge. The room is tastefully decorated and benefits from a modern fireplace, with stone effect hearth and insert, with decorative wooden surround. There is a large, under stairs storage space, a radiator and a uPVC double glazed window overlooking the rear of the yard. Provides access to the kitchen.

Kitchen

The kitchen features a range of navy-blue wall and base units with contrasting wood effect work surfaces and metro tiled splash backs. A black composite sink and drainer unit with mixer tap, is set below a uPVC double glazed window, overlooking the rear yard. The kitchen benefits from an integrated stainless steel oven, with separate black glass hob and stainless steel extractor above, space and plumbing for a washing machine and space for an undercounter fridge. There is decorative coving and wood effect vinyl flooring. A uPVC double glazed door leads out to the rear yard and there is access into the bathroom.



Bathroom

The bathroom has a continuation of the modern, wood effect flooring and comprises of a bath, with mixer tap and shower connections above with glass screen, a pedestal sink and a toilet. The bathroom has part tiled walls with contrasting black grout, a radiator and a uPVC double glazed, frosted glass window.

First floor landing

The first floor landing leads to both double bedrooms.

Bedroom one

Situated at the rear of the property, the larger of the two bedrooms has neutral décor, a radiator and a uPVC double glazed window, overlooking the rear of the property.

Bedroom two

Located at the front of the property, the tastefully decorated bedroom benefits from new carpeting, a large, built in storage cupboard, with internal loft access and a uPVC double glazed window, with a radiator below.

Exterior

To the rear there is a low maintenance yard with gated access.

TENURE

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

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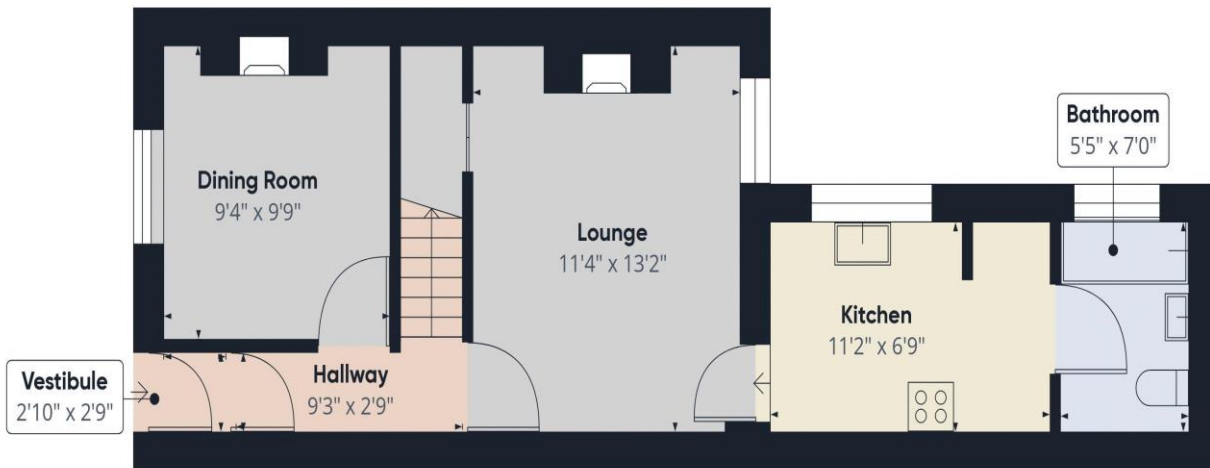


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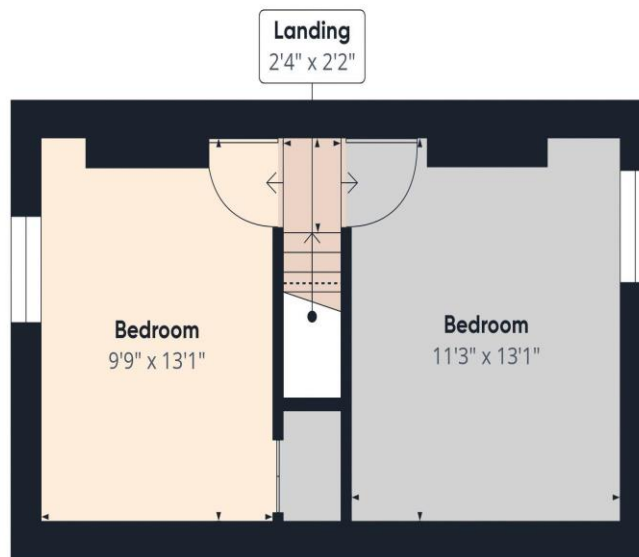
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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

693.63 ft²

Reduced headroom

8.83 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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