



Traditional terraced home

Town centre location

Ideal buy to let investment

Two bedrooms

Short distance to the bus station

Good size kitchen

Low maintenance enclosed rear yard

Local amenities on the doorstep

Offered for sale with no forward chain, is this deceptively spacious two bedroom, traditional terraced home, offering town centre living. With a wide variety of shops and amenities on the doorstep, and the bus station just a short walk away making it ideal for anyone who wants to be close to the town centre, but relies on public transport. The property is ideal, for first-time buyers, couples or perhaps as a buy to let investment. The accommodation briefly comprises lounge, kitchen diner, large rear hall which leads to a good-sized bathroom. To the first floor, there are two bedrooms and externally, there is a low maintenance yard with gated access to the rear. Viewing is advised to appreciate the accommodation on offer.

ACCOMMODATION

Lounge

Entered through a uPVC double glazed door, the pleasant lounge has a uPVC double glazed window, overlooking the front of the property. There is tasteful décor, decorative coving and a radiator. Provides access into the kitchen.



Kitchen

A good size kitchen with ample space for a table and chairs set. There is a range of wall and base units, with contrasting work surfaces and tiled splash backs. A stainless steel sink and drainer unit, with mixer tap is set below a uPVC window with plumbing for a washing machine below. The kitchen features space for undercounter fridge and freezer and a freestanding electric cooker, with extractor fan above. The kitchen has tiled flooring, and a sliding glazed door leads to the rear hall and there are open stairs to the first floor.



Real hall

The rear hall has tiled flooring and provides access to the bathroom and a uPVC double glazed door leads out onto the rear yard.

Bathroom

A good sized bathroom with suite briefly comprising bath, with electric shower above and bi-folding glass shower screen. There is a pedestal sink, a toilet and a radiator. There is panelling to the walls, tiled flooring and a uPVC double glazed frosted glass window.

First floor landing

The landing provides access into both bedrooms.



Bedroom one

Located at the front of the property, this generously sized double bedroom has a uPVC double glazed window and a radiator.

Bedroom two

Situated at the rear of the property, the second good size double bedroom has a useful, built-in cupboard with loft access internally and hanging rails, making an ideal wardrobe space. There is a radiator and a uPVC double glazed window overlooking the rear of the property. This bedroom also houses the combi boiler.

Externally

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

TENURE

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

COUNCIL TAX BAND A

EPC TBC

LOW FEES, LOCAL EXPERTISE

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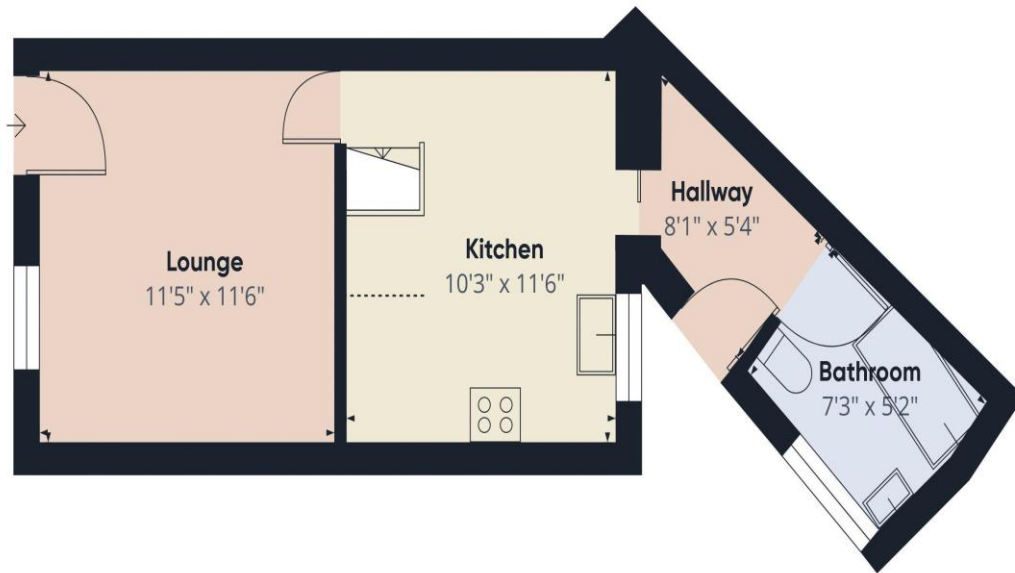
MORTGAGES

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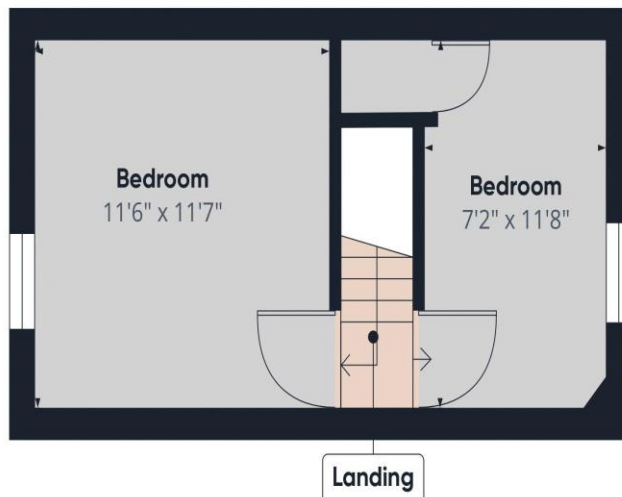
NOTE

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⁾

551 ft²

Reduced headroom

6.89 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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