



## 82 Linden Road, Creswell

£875 pcm Freehold

Council Tax band: A

Tenure: Freehold

Step inside this inviting two-bedroom semi-detached house, where modern finishes and abundant natural light create a truly welcoming home. The spacious reception room offers a cosy retreat with large windows, new carpeting, and neutral decor, providing the perfect backdrop for relaxing evenings or entertaining friends. The bright kitchen stands out with its sleek dark wood-effect flooring, minimalist cabinetry, and direct access to the private garden - ideal for summer barbeques or quiet mornings with a coffee. Upstairs, both bedrooms benefit from generous windows and plush carpeting, offering comfortable and versatile spaces ready to be personalised. The bathroom boasts marble-effect acrylic and a large frosted window, combining privacy with elegance.

This property has practical benefits to suit modern living. The rear garden is fenced and low-maintenance, featuring a mix of gravel and artificial grass - perfect for those seeking outdoor space without the upkeep. Every room is bright and airy, thanks to thoughtful design and fresh, neutral finishes throughout. This home is ready for you to move in and make it your own. Don't miss your chance to view this lovely home - book your viewing today.





### **Kitchen / diner**

15' 5" x 10' 7" (4.71m x 3.22m)

A well-presented kitchen fitted with a range of base and wall-mounted units complemented by contrasting dark work surfaces. Features include a stainless steel sink with drainer, central heating boiler, space and plumbing for a washing machine, and space for a freestanding cooker. Finished with practical vinyl flooring and fresh contemporary décor. The dining area is open-plan to the kitchen, the dining area offers ample space for family dining and entertaining. Benefiting from a PVC double-glazed window, fitted carpet, and central heating radiator.

### **Lounge**

13' 9" x 12' 4" (4.18m x 3.75m)

A bright and welcoming reception room featuring a PVC double-glazed window to the front elevation, allowing plenty of natural light. Recently redecorated throughout and benefiting from a newly fitted carpet and central heating radiator.

### **Bedroom 1**

10' 0" x 8' 8" (3.06m x 2.65m)

A generously proportioned double bedroom situated to the front of the property. Features include a PVC double-glazed window, central heating radiator, fitted carpet, and space for wardrobes and additional bedroom furniture.

### **Bedroom 2**

11' 11" x 8' 8" (3.62m x 2.64m)

A well-presented single bedroom positioned to the front





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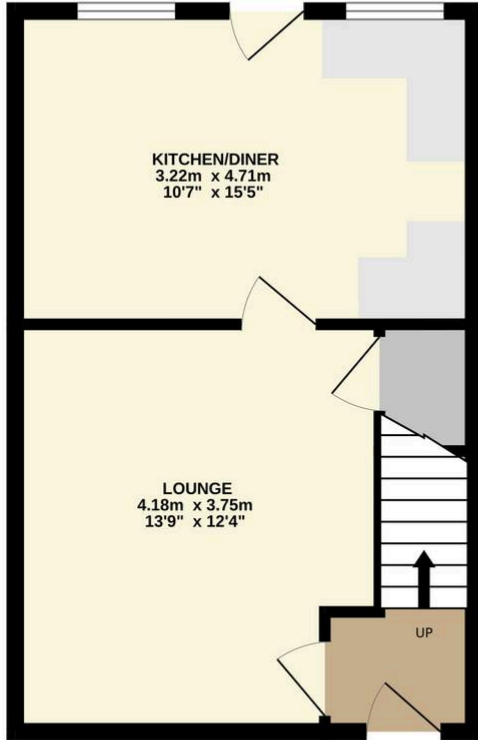
### **Bedroom 2**

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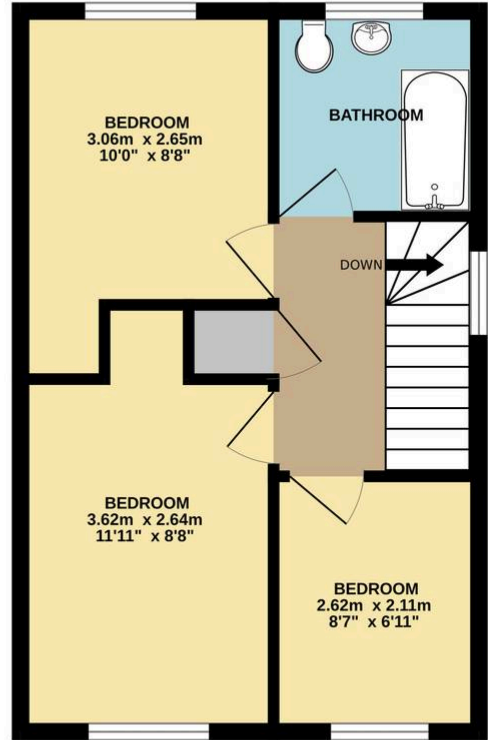
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GROUND FLOOR  
34.8 sq.m. (375 sq.ft.) approx.



1ST FLOOR  
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA : 69.7 sq.m. (750 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

