



## Yewberry Lane, £95,000

- EPC Rating C
- Council Tax D
- Being sold with No Onward Chain
- Two Bedrooms
- Fitted Kitchen
- Garage & Driveway
- CASH BUYERS ONLY
- EPC Rating: C



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## About the property

We are delighted to bring to the market this neutrally decorated, top-floor flat available for sale. This property is perfect for investors only as it is a CASH ONLY PURCHASE,

The property boasts two spacious reception rooms, which are open-plan, to each providing a modern, flexible living space. The natural light-filled kitchen is a standout feature, ensuring the room is always bright and welcoming. It is an ideal space for those who enjoy cooking and entertaining.

The flat comprises two double bedrooms, offering plenty of room for relaxation and storage. The property is neutrally decorated, providing a blank canvas for the new owner to make their mark and create their perfect home.

Further features of the property include a single garage and parking, offering convenience for residents and visitors alike. The property is in council tax band D and has an EPC rating of C, reflecting a reasonable energy efficiency level.



## Accommodation

### Kitchen

8' 9" x 8' 7" ( 2.67m x 2.62m )

### Living Room

14' 4" x 10' 9" ( 4.37m x 3.28m )

### Dining Room

13' x 8' 1" ( 3.96m x 2.46m )

### Bedroom One

12' 9" x 8' 9" ( 3.89m x 2.67m )

### Bedroom Two

12' x 8' 2" ( 3.66m x 2.49m )

### Garage

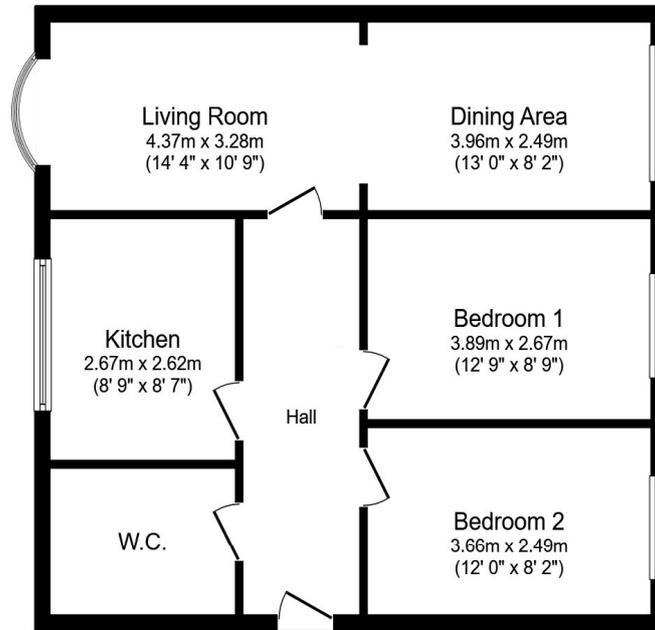
### Agents Note

Please be aware that the management company has been dissolved and an Indemnity policy would be provided on Completion of Sale

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## Floorplan



Floor Plan

Floor area 66.9 sq.m. (721 sq.ft.)

Total floor area: 66.9 sq.m. (721 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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