



## Wye Crescent, £120,000

- Council tax band A
- Large windows, natural light
- Private balcony
- Excellent transport links
- Modern neutral decor
- Near green spaces
- EPC Rating: D



 2  1  1



## About the property

Presenting an excellent opportunity for first time buyers and investors, this neutrally decorated two-bedroom flat is now available for sale. The property offers a well-proportioned interior with a layout designed to maximise both comfort and practicality.

Upon entering, you are welcomed into a generously sized reception room, featuring large windows that flood the space with natural light, creating a bright and inviting ambiance – ideal for both relaxing and entertaining guests. The accommodation further benefits from a lovely kitchen, also boasting ample natural light, making meal preparation a pleasant experience.

Both bedrooms are doubles, providing ample space for restful retreats or versatile use to suit your individual needs. Thoughtfully decorated in neutral tones, each room offers a blank canvas, ready to accommodate your personal style.

A standout feature of this property is its private balcony, perfect for enjoying a morning coffee or unwinding after a long day, with the bonus of extending your living space outdoors.

The location is superb, with excellent public transport links ensuring easy commuting and access to the surrounding areas. You will also benefit from close proximity to an array of local amenities, along with beautiful green spaces, offering a pleasant environment for leisure and recreation.

The property falls within Council Tax Band A, appealing to those seeking affordable living.

## Accommodation

### Living Room

14' 1" x 10' 5" ( 4.29m x 3.17m )

### Kitchen

8' 2" x 7' 9" ( 2.49m x 2.36m )

### Bedroom One

12' 1" x 11' 2" ( 3.68m x 3.40m )

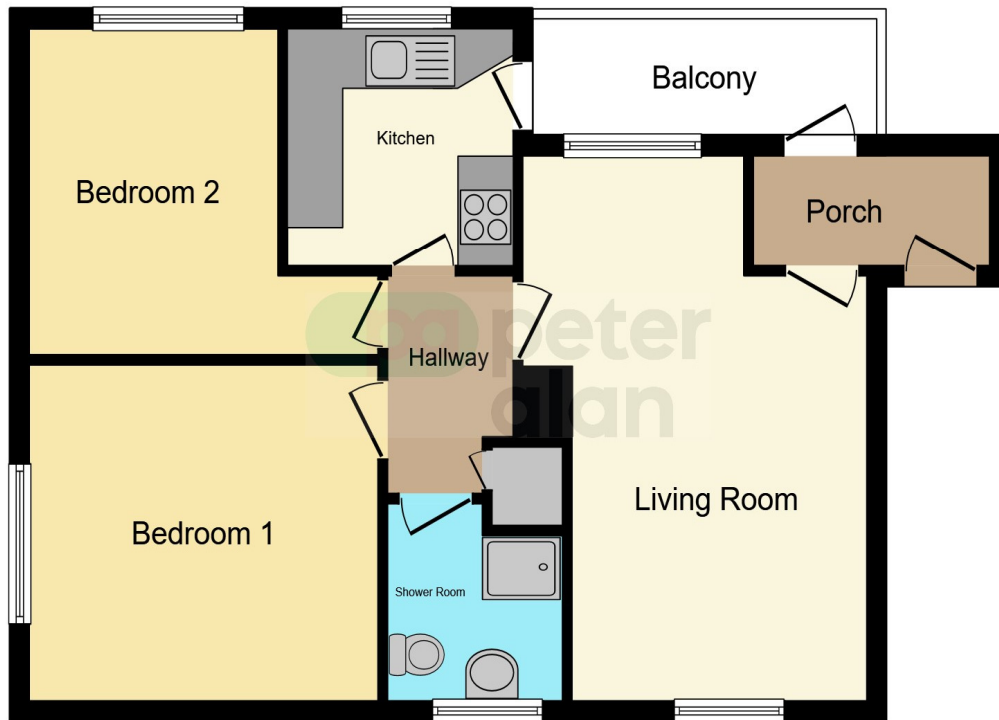
### Bedroom Two

10' 8" x 8' 9" ( 3.25m x 2.67m )

### Bathroom



## Floorplan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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