



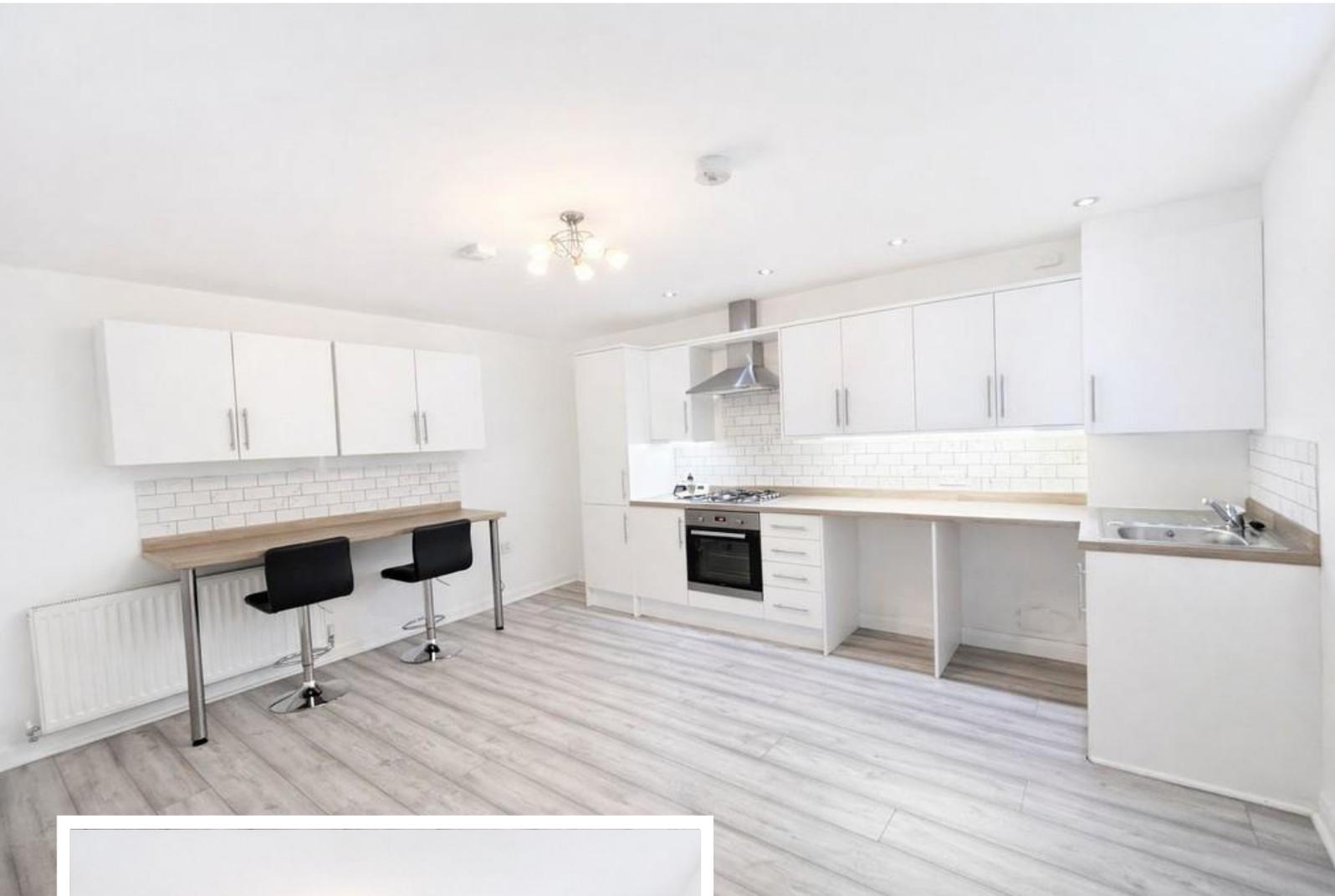
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26 Ford Hill

- TWO BEDROOM BACK-TO-BACK
- IDEAL FOR FIRST TIME BUYERS
- ALLOCATED PARKING SPOT
- MOVE IN READY

Offers In Region Of £140,000
EPC Rating '73'





Property Description

DESCRIPTION

This well-presented two-bedroom back-to-back property offers generous living space and a practical layout, making it an ideal choice for first-time buyers, small families, or investors.

The property boasts a large and inviting reception room, perfect for relaxing or entertaining guests, with ample space for both lounge and dining furniture. To the rear, a well-proportioned kitchen provides plenty of storage and worktop space, offering a functional and comfortable area for everyday cooking.

Upstairs, you'll find two spacious double bedrooms, both generously sized and filled with natural light, providing comfortable accommodation and flexibility for bedroom, guest room, or home office use.

With its excellent room sizes and convenient layout, this home presents a fantastic opportunity to step onto the property ladder or expand a rental portfolio.

LIVING ROOM

14' 1" x 15' 1" (4.29m x 4.6m) This bright and spacious living room benefits from dual-aspect windows, flooding the space with natural light and creating an airy,



welcoming feel. Neutral décor and soft carpeting provide a modern, versatile backdrop to suit a range of furniture styles.

Generously sized, the room offers plenty of flexibility for both relaxing and entertaining, making it a comfortable and inviting heart of the home.

KITCHEN

13' 1" x 15' 1" (3.99m x 4.6m) This stylish and contemporary kitchen offers a bright, open-plan space designed for modern living. Featuring sleek white wall and base units, complemented by wood-effect worktops and subway-style tiled splashbacks, the room has a clean and timeless finish.

Integrated appliances, including an oven, hob and extractor hood, provide practicality, while ample cupboard and worktop space ensures plenty of storage and preparation area. A breakfast bar with seating adds a sociable touch, perfect for casual dining or entertaining.

Finished with attractive wood-effect flooring and spot lighting, this well-appointed kitchen is both functional and inviting.

MASTER BEDROOM

10' 1" x 15' 1" (3.07m x 4.6m) This impressive master bedroom offers a generously proportioned and beautifully presented retreat. The spacious layout easily accommodates a large bed along with additional bedroom furniture, while the neutral décor and soft carpeting create a calm and relaxing atmosphere.

A large window allows plenty of natural light to fill the room, enhancing the bright and airy feel. Well-finished with modern lighting and a clean, contemporary style, this superb principal bedroom provides a comfortable and inviting space to unwind.

BATHROOM

6' 1" x 8' 1" (1.85m x 2.46m) This contemporary bathroom is finished to a high standard, offering a sleek and modern design. The white three-piece suite includes a bath with overhead shower and glass screen, complemented by stylish grey wall panels for a clean, streamlined look.

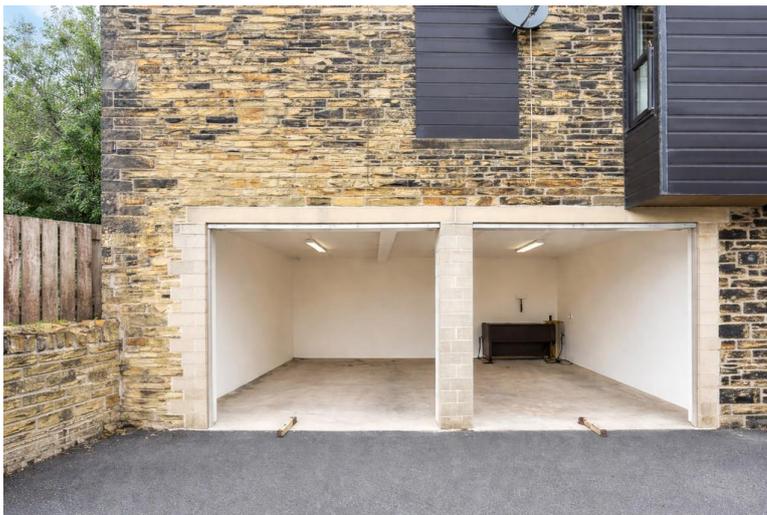
A modern vanity unit with integrated basin provides practical storage, while chrome fittings and a heated towel rail add a touch of luxury. Finished with attractive flooring and neutral décor, this well-appointed bathroom is both functional and inviting.

BEDROOM 2

15' 1" x 9' 1" (4.6m x 2.77m) This well-proportioned second bedroom is bright and beautifully presented, making it ideal as a child's room, guest bedroom or home office. Soft neutral carpeting and fresh décor create a light and welcoming atmosphere, while the feature wall adds a subtle touch of character.

A large window allows plenty of natural light to fill the space, enhancing the airy feel. Generous floor space provides flexibility for a range of furniture arrangements, making this a versatile and comfortable





room to suit a variety of needs.

PARKING

This property benefits from one allocated carport space, offering sheltered and convenient off-street parking. Ideal for homeowners or tenants seeking reliable off-road parking, this dedicated carport space adds both practicality and value to the property.

PURCHASE DETAILS: Please note that the services & appliances have not been tested & the property is sold on that basis. Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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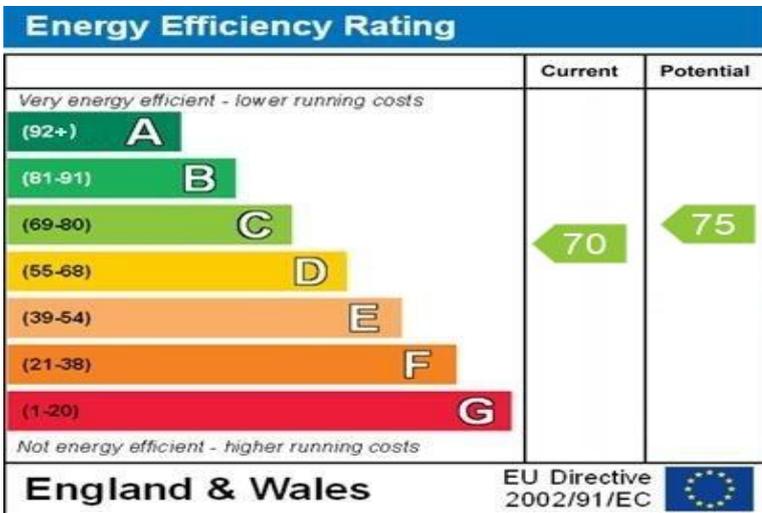
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