



## Greenacres, offers in excess of £195,000

- COUNCIL TAX BAND - C
- EPC - C
- IDEAL FIRST TIME BUY / INVESTMENT
- CUL-DE-SAC LOCATION
- DRIVEWAY TO FRONT
- EPC Rating: C



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## About the property

TWO DOUBLE BEDROOMS - DRIVEWAY TO FRONT - IDEAL FIRST TIME BUY / INVESTMENT. Close to local amenities; shops, parks, main supermarkets, link roads leading to M4 corridor, public transport routes. \*Call 01446 733224\*

## Accommodation

### Hallway

### Kitchen

7' 10" x 7' 10" ( 2.39m x 2.39m )

Matching wall and base units with complimentary work tops, inste sink, drainer and mixer tap, inset gas hob, over and over head cooker hood, space for utilities and white goods, splash back tiled areas, wall mounted boiler, window to front aspect.

### Living Room

16' 9" x 11' 10" ( 5.11m x 3.61m )



T.V. point, power points, radiator, laminate flooring, patio doors to rear garden, stairs to first floor.

Fitted carpet, power points, radiator, window to rear aspect.

## Landing

## Bedroom 1

11' 9" x 9' 11" ( 3.58m x 3.02m )

Fitted wardrobe, fitted carpet, power points, radiator, window to front aspect.

## Bedroom 2

10' 10" x 5' 11" ( 3.30m x 1.80m )

## Bathroom

W.C., wash hand basin, "P" shaped bath, splash bak tiled areas, radiator, window to rear aspect.

## Front

Driveway.

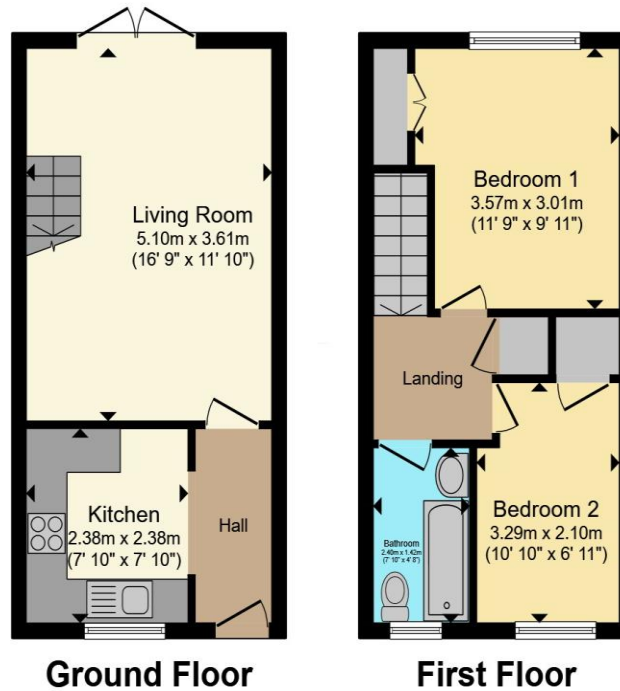
## Rear

Patio area, laid to lawn, enclosed with fencing

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## Floorplan



Total floor area 56.8 m<sup>2</sup> (612 sq.ft.) approx

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