FOR SALE







Water Croft, Long Meadow
Offers In Region Of £160,000

MARTIN&CO







- **Freehold House**
- **Vacant & No Onward Chain**
- **Allocated Parking Space**
- **Two Bedrooms**
- **Good Size Living Room**
- **Double Glazed & Gas Central Heating**
- **Fitted Kitchen & Bathroom**
- **Approximately 515sqft**
- **Council Tax Band B**

GROUND FLOOR

HALL 0.91m x 0.88m (3'0" x 2'10")

FITTED KITCHEN 3.75m x 1.67m (12'3" x 5'6")

LIVING ROOM 4.30m x 4.20m (14'1" x 13'9") (Max)

FIRST FLOOR

LANDING 0.83m x 0.77m (2'9" x 2'6")

BEDROOM ONE 3.15m x 2.66m < 3.67m (10'4" x 8'8" < 12'0")

BEDROOM TWO 2.74m x 1.84m (9'0" x 6'0")

BATHROOM 1.88m x 1.76m (6'2" x 5'9")

OUTSIDE

PARKING
The property owns a parking space in the courtyard to the side of the house.

GARDEN
The house stands behind a front and side garden.

DESCRIPTION
Tucked away in a quiet cul-de-sac, this well-presented home offers comfortable and practical accommodation throughout. The ground floor comprises a spacious living room featuring a gas fire, alongside a fitted kitchen with space for a freestanding oven, fridge/freezer and washing machine.

Upstairs, there are two generously sized bedrooms, with the main bedroom benefiting from ample built-in storage. A family bathroom completes the first floor and is fitted with an electric shower over the bath.

Externally, the property enjoys front and side gardens, together with a conveniently located allocated parking space. The property is offered on a freehold basis, with a management company responsible for the upkeep of the communal areas.

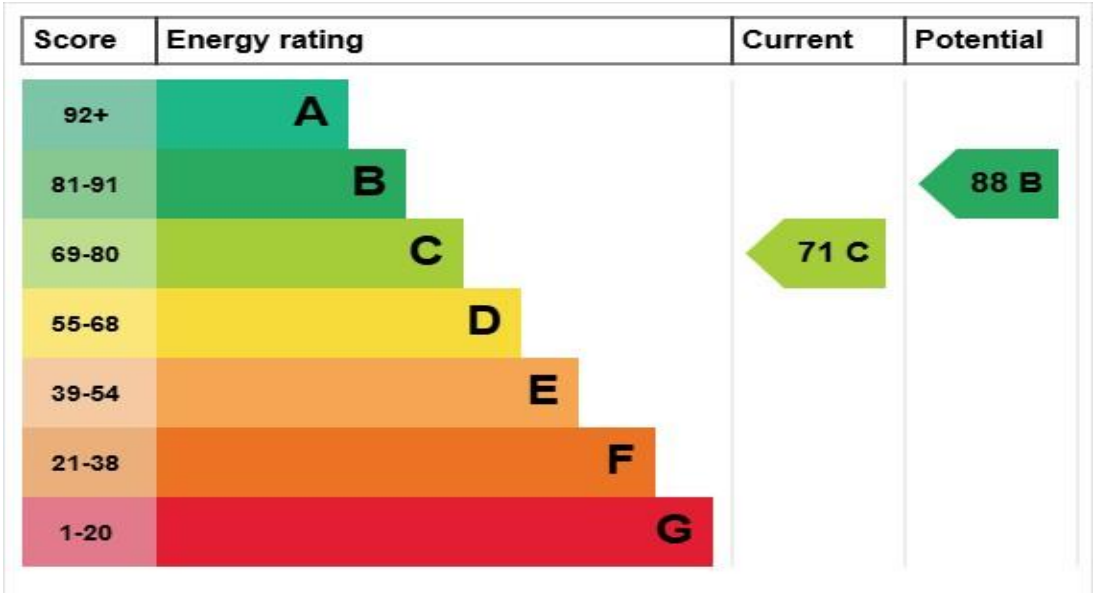











Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
71 C
88 B

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GROUND FLOOR



1ST FLOOR



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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The Property Ombudsman