



## 11 Roundfield Place

- MID TERRACED HOUSE
- TWO BEDROOMS
- INVESTMENT OPPORTUNITY
- IDEAL FOR FIRST TIME BUYERS

**Offers In Region Of £139,950**  
EPC Rating '66'





## Property Description

### DESCRIPTION

A charming two-bedroom stone-built terrace offering well-presented accommodation throughout. The home features a spacious living room with feature fireplace, a fitted kitchen, two well-proportioned bedrooms, and a contemporary family style bathroom.

Externally, there is a low-maintenance front garden and a generous enclosed rear yard, ideal for outdoor seating and entertaining.

Ideal for first-time buyers, small families, or investors with a possible rental income of £850pcm. Early viewing is recommended.

### LIVING ROOM

A spacious and stylish living room, beautifully presented with modern decor and a feature fireplace creating a cosy focal point. The room offers ample space for seating and entertaining, with a large window allowing plenty of natural light to flow through, enhancing the bright and welcoming feel.



#### KITCHEN

A fitted kitchen with a range of wall and base units, complemented by work surfaces and tiled splashbacks. The space includes an integrated oven and hob, with room for freestanding appliances, and benefits from natural light via the rear window. The kitchen is functional as it stands, with scope for some updating to suit individual taste, and also benefits from a stable-style back door providing direct access to the rear.

#### BEDROOM 1

A well-proportioned double bedroom, tastefully decorated with a striking feature wall creating a stylish focal point. The room offers space for bedroom furniture and benefits from a large window allowing plenty of natural light, giving a bright and airy feel.

#### BEDROOM 2

A bright and well-presented single bedroom, ideal as a child's room, guest room, or home office. The room benefits from fitted storage, maximising space, and a window allowing for plenty of natural light, creating a clean and airy feel. The room also provides convenient access to the loft space, offering additional storage potential.



#### BATHROOM

A clean and well-presented family bathroom fitted with a three-piece suite comprising bath, wash basin and WC. Finished with modern tiling throughout and benefiting from a window providing natural light and ventilation.

#### EXTERIOR

To the front, the property boasts a low-maintenance paved garden, enhanced by attractive stone wall boundaries and a pathway leading to the main entrance.

To the rear, there is a generous enclosed yard with a flagged patio area, offering plenty of space for outdoor seating and entertaining. In addition, the property benefits from a useful outside toilet and a separate enclosed storage area, providing excellent practical space for garden equipment, bicycles, and general household storage.

## **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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		