



## Clifton House offers over £100,000

- No Onwards Chain
- Council tax band - C
- One Double Bedroom
- Open Plan Lounge/ Kitchen
- Modern and Move In Ready
- Communal Intercom Entry System
- Walking Distance To Local Shops
- Parking To Rear
- EPC Rating: B





## About the property

Within a central location to a range of amenities, shops, and with great public transport links. This property is ideal for a range of buyers looking for a property close to the city centre and also offers a great buy to let income.

## Accommodation

### Communal Hall

Communal entrance door via secure telecom entry system to communal hallway. Stairs leading up to all floors. Through private entrance door to:

### Hall

Access to all rooms:

### Lounge

11' 2" x 15' ( 3.40m x 4.57m )



Window to front. Open plan to kitchen.

## Kitchen

11' 1" x 7' 8" ( 3.38m x 2.34m )

Fitted with a range of base and eye level units with worktops over. Built in oven, hob and cooker hood. Space for washing machine and free standing fridge/freezer. Window to rear.

## Bedroom

11' 3" x 9' ( 3.43m x 2.74m )

Window to front.

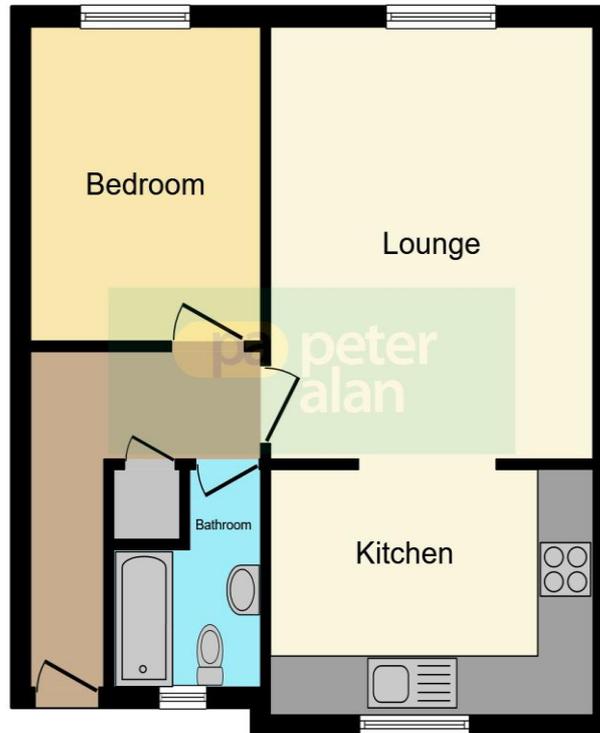
## Bathroom

Fitted with three piece suite comprising bath, WC and wash hand basin. Obscure window.

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## Floorplan



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