



## Oriel Close, Linthorpe

Offers In Region Of £110,000

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QUOTE REF: IP0768 WHEN CALLING TO ARRANGE YOUR VIEWING, OR, FOR MORE INFORMATION. A first floor freehold flat located just off Cambridge Road in this very well regarded location is sure to attract a number of potential buyers. This generously proportioned home is a bright and welcoming home with a lovely southerly aspect. The flat really must be viewed internally to appreciate the size of the accomodation available and the flexiblity that it affords. Briefly; private entrance door and staircase, entrance hall, lounge/diner with southerly aspect balcony, fitted kitchen/breakfast room, master bedroom with fitted robes, second bedroom with fitted robes as well as a generously sized third bedroom, bathroom/wc. Externally there are well kept communal gardens as well as a garage and store. Gas cental heating via a combi and PVCu double glazing make for a cosy home. View early. No onward chain.

### Floor Area

969 sq. ft.

### Tenure

Freehold

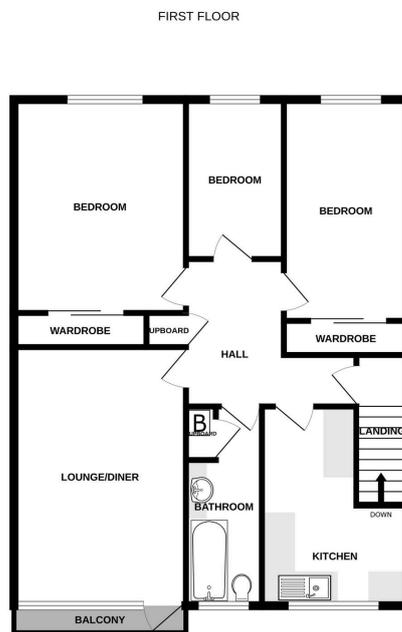
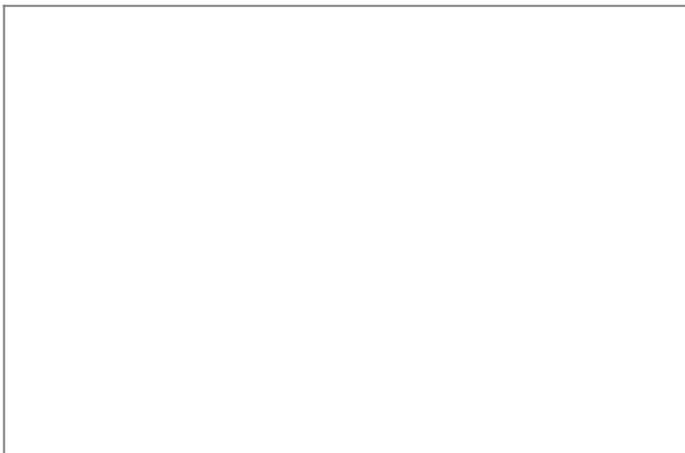
### Service Charge

£500 per annum

### Ground Rent

£0 per annum

- FIRST FLOOR FREEHOLD FLAT FLAT
- WELL REGARDED LOCATION
- ENTRANCE HALL
- THREE BEDROOMS
- GAS CH VIA COMBI & PVCU DG
- SPACIOUS ACCOMMODATION
- GARAGE & COAL SHED
- SEPARATE KITCHEN
- LOUNGE DINER
- EPC



We'd advise every client has been made to ensure the accuracy of the description contained here. Measurements of floors, windows, walls 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 a guide for any prospective purchaser. The contents, layout and specifications shown here are not binding and no guarantee is given. Plans with floorplan only.

