



Brooklands Road, Tollgate Hill
£300,000

**MANSELL
McTAGGART**
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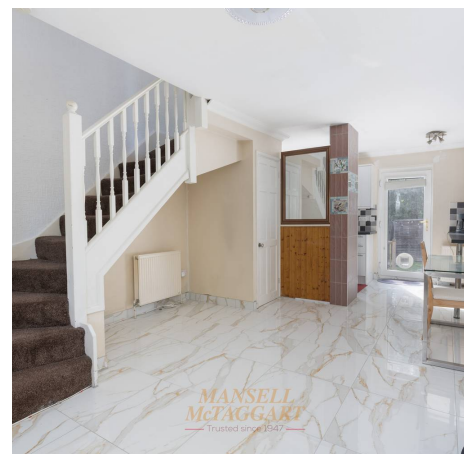


- NO ONWARD CHAIN
- Cul-de-sac location
- Two allocated parking spaces
- Private rear garden with side access
- Ideal for first time buyers or buy to let investors
- End-of-terrace
- Two bedrooms
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A great opportunity to purchase a two-bedroom end of terrace home located within a peaceful cul-de-sac in Tollgate Hill, ideal for first time buyers or buy to let investors and offered to the market with no onward chain.

Approaching the home, you will see a small staircase leading to the front door through your front garden.

The front door opens into the open plan living dining and kitchen, with space for living room furniture and a table and chairs with window to front.



Beside the dining area is the kitchen, which is fitted with wall and base units, Space for a cooker with extractor hood over, plumbing for washing machine, fridge/freezer and a dishwasher with window to rear. Situated off the living room is a door leading to the spacious garden.



Stairs from the living room leads to the first floor landing, which gives access to both bedrooms and family bathroom.

Bedroom one is a double room overlooking the rear of the property while bedroom two is a small single room overlooking the front.

Finally, the shower room comprises of an enclosed shower unit, low level WC, wash hand basin with storage beneath and window to rear.

Outside the property benefits from a private rear garden and is of a good size and is enclosed by wooden panel fencing. The property also benefits from allocated parking for two cars down the side of the house.



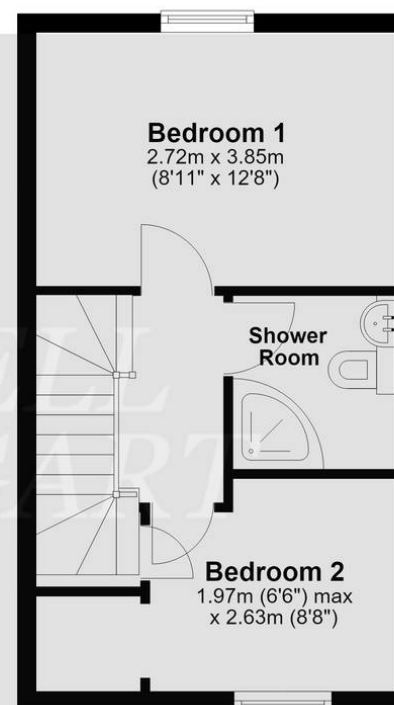
Ground Floor

Approx. 27.8 sq. metres (299.2 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.3 sq. feet)



Total area: approx. 54.4 sq. metres (585.5 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

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