

A two bedroom property benefitting from NO ONWARD CHAIN briefly comprising, lounge, separate dining room, southerly facing garden, we believe this property is an ideal investment opportunity or first time purchase.

The Accommodation Comprises

Obscured UPVC double glazed door into;

Entrance Hall

Radiator, stairs to first floor, door into:

Lounge 11' 5" x 10' 1" (3.48m x 3.07m) max measurement including bay

UPVC double glazed bay window to front elevation, gas fireplace, radiator, picture rails.

Dining Room 12' 11" x 9' 4" (3.93m x 2.84m) maximum measurements

UPVC double glazed window to rear elevation, feature fireplace, storage cupboard under stairs, radiator.

Kitchen 9' 8" x 7' 9" (2.94m x 2.36m)

UPVC double glazed window to side elevation, a range of base cupboards and matching eye level units, integrated oven, gas hob, extractor hood over, stainless steel sink unit with mixer tap, space for fridge, space for washing machine, lino flooring, archway to:

Inner Hall

Obscured UPVC double glazed door to side elevation, door to:

Bathroom 7' 10" x 7' 8" (2.39m x 2.34m) maximum measurement

UPVC double glazed obscured window to rear elevation, bath with shower above, low level WC, wash hand basin with mixer tap, storage cupboard, lino flooring.

First Floor Landing

Door to:

Bedroom One 13' 0" x 9' 4" (3.96m x 2.84m) maximum measurement

UPVC double glazed window to front elevation, two storage cupboards, feature fireplace, radiator.

Bedroom Two 12' 11" x 9' 4" (3.93m x 2.84m) maximum measurement

UPVC double glazed window to rear elevation, radiator.

Outside

The rear garden is laid mainly to patio and path with lawn and is enclosed by panelled fences and low brick wall.

General Information

Construction - Traditional

Water Supply – TBC

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

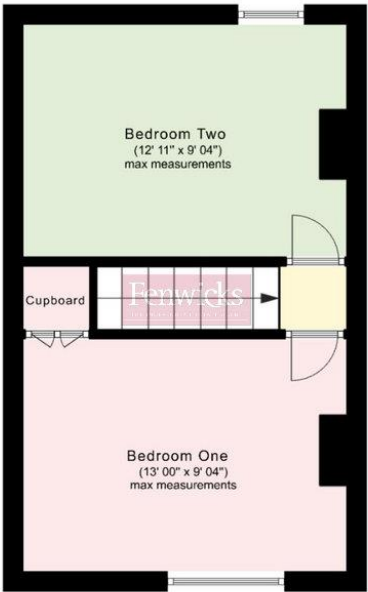
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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DRAFT DETAILS

£195,000
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