





£275,000

Offered to the market with no upper chain this two bedroom end of terrace home is located within the ever sought after location of Great Holm with benefits including a kitchen/breakfast room, lounge, family bathroom, front and rear gardens and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to lounge and kitchen. radiator.

LOUNGE

Double glazed window to front aspect. Under stairs storage cupboard, radiator, stairs rising to first floor.

KITCHEN

Double glazed window and door to rear. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, wall-mounted concealed gas boiler, space for fridge freezer, one and a half bowl stainless steel sink unit with mixer tap and drainer, built-in oven with gas hob and extractor fan over, space for dishwasher, radiator.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, airing cupboard housing lagged copper water cylinder.

BEDROOM ONE

Double glazed window to front aspect. Radiator, access to loft space, storage cupboard.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

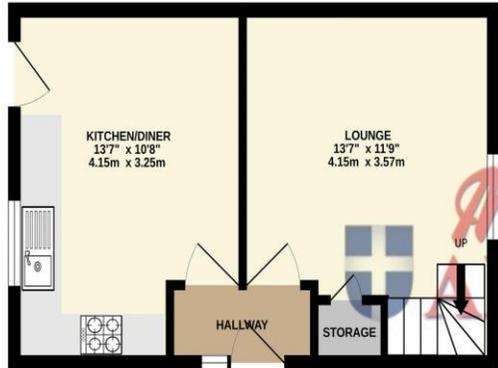
Double glazed frosted window to side aspect. Tiled walls, panelled bath with shower attachment over, low level WC, pedestal wash hand basin, heated towel rail.

OUTSIDE

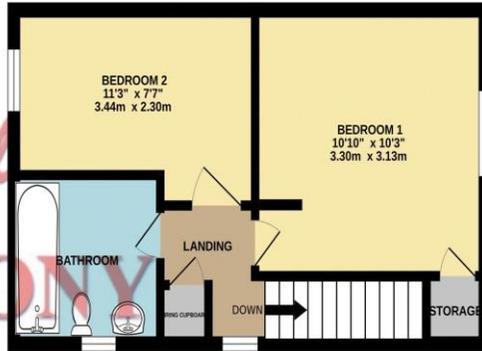
REAR GARDEN

Mainly laid to lawn surrounded by panel fencing, timber storage shed, cold water tap, gated side access.

GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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