



REDPATH LEACH

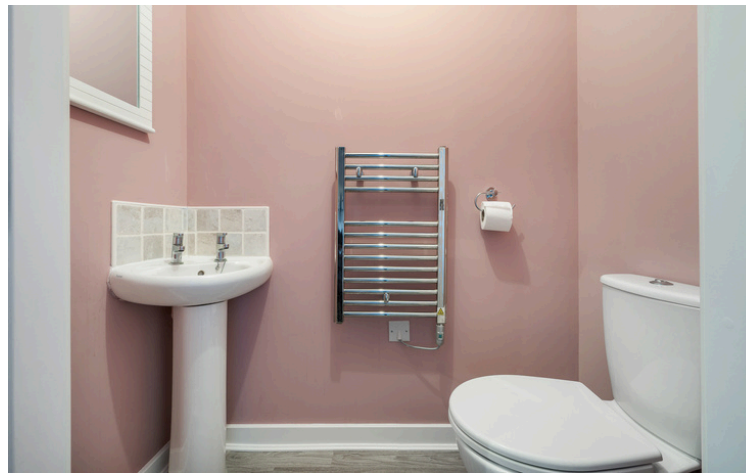
ESTATE AGENTS

FEATURES

- Immaculate Mid-Mews Home
- Highly Sought-After Location
- Downstairs Cloakroom/WC
- Generous Open Plan Main Living Space
- Two Attractive Bedrooms
- Modern Three-Piece Shower Room
- Allocated Parking Facilities

CLARENDON
GARDENS,
BROMLEY CROSS

£160,000



Clarendon Gardens, Bromley Cross



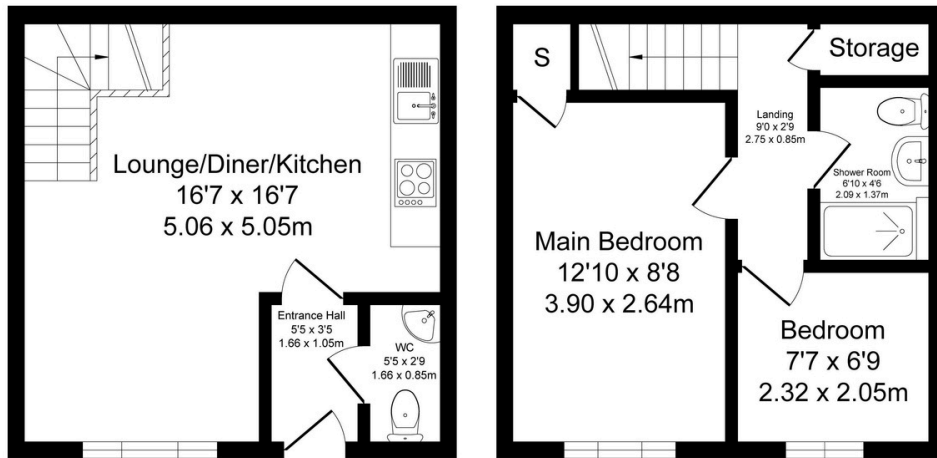
Clarendon Gardens, Bromley Cross



Clarendon Gardens, Bromley Cross

Total Approx. Floor Area 548 Sq.ft. (51.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

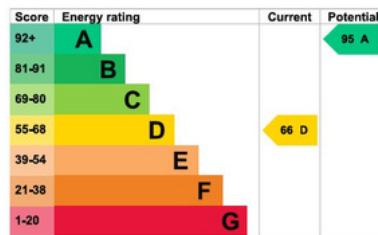


Ground Floor

Approx. Floor
Area 274 Sq.Ft
(25.5 Sq.M.)

First Floor

Approx. Floor
Area 274 Sq.Ft
(25.5 Sq.M.)



NB: In accordance with Section 21 of the Estate Agent Act 1979, we hereby disclose to all relevant parties that a connected person has a personal interest in the sale of this property.

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Pleasantly situated within this lovely community of varying styles of modern homes, just off Hospital Road, this immaculately presented two bed mid-mews home offers an ideal opportunity for a first time buyer to take their first enthusiastic leap onto the housing ladder or indeed those looking to down-size, offered at an affordable price point in what is a highly desirable location with strong house values.

The vibrant district of Bromley Cross has proven to be a consistently sought-after destination for those looking to settle down due to the quality lifestyle it affords its residents. Convenient travel links are easily accessible and there are a plethora of local shops and amenities provided, not to mention an array of drinking and eating establishments, which will be sure to score highly with those who enjoy an active social calendar. Despite this convenience, a more relaxed way of life is similarly catered for, with gorgeous green spaces and close proximity to idyllic local countryside being a real attraction to the area and perfect for those relaxing evening strolls. A further highlight is the close proximity to the highly regarded Last Drop Village Hotel and Spa, which is within a short stroll and which will be ideal for those who enjoy a touch of rest and relaxation, as well as keeping active.

Internally, the well laid-out floorplan offers circa 548 square feet of accommodation and has been maintained to a delightful standard by our client with the tasteful décor and furnishings invoking a warm and inviting ambience from one's first step across the threshold. One enters via the entrance hallway with its off-lying two-piece cloakroom/WC – always handy when visitors drop by, before proceeding through into the main open plan living area, which is not only perfect for modern day living, but also wonderfully sociable when one is entertaining for the evening. The kitchen is fitted with a range of wall and base units in cream with complimentary laminated wooden work surfaces and incorporates an electric oven, halogen hob and extractor hood, as well as leaving space for one's other free-standing appliances.

Up on the first floor, the landing provides access to the two attractive bedrooms, both of which are bright and appealing, and a shower room, which is fitted with a smart three-piece suite in classic white, comprising of WC, pedestal wash hand basin and shower cubicle.

As one would expect of a modern home, uPVC double glazing is installed throughout and there is a partially boarded loft providing additional storage facilities.

The property also benefits from one allocated parking space within the private car park, with further unallocated visitor parking also available.

We would strongly recommend an early internal inspection to fully appreciate this lovely home.



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