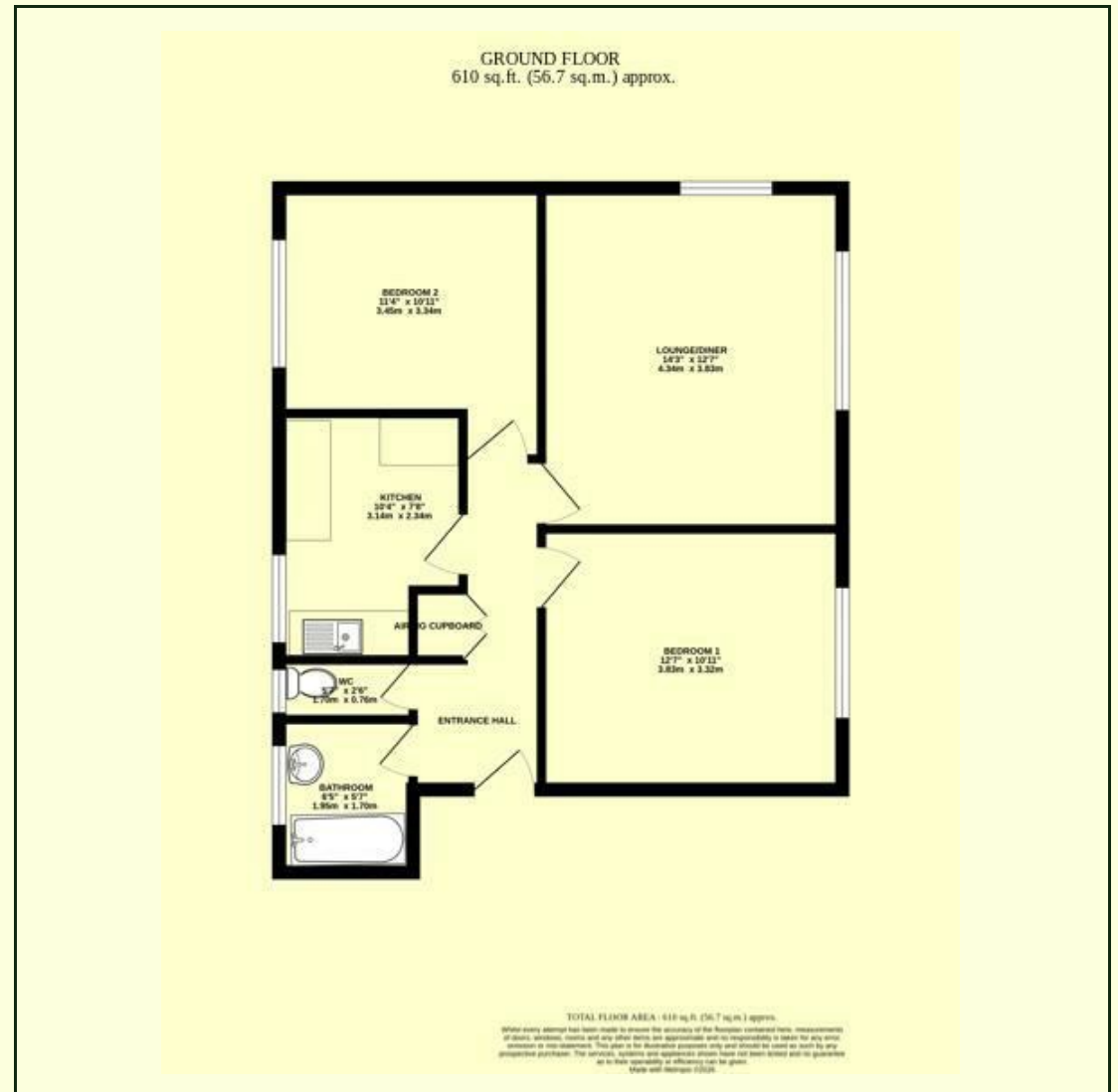




DERBYSHIRE'S
— *Estate Agents* —

165 Henson Park, Chard, TA20 1NL

- Chain Free / Vacant Possession
- Two Double Bedrooms
- Second Floor Flat
- Parking
- Communal Gardens



165 Henson Park, Chard, TA20 1NL
£100,000

Two Bedroom Second Floor Flat

This spacious two double bedroom second floor flat is offered to the market with vacant possession and no onward chain, providing an excellent opportunity for buyers looking for a property they can update and personalise to their own taste.

The property, ex-local authority, is of solid construction and benefits from a secure telecom entry system, with access via steps leading to the second floor.

The accommodation comprises an entrance hall, bathroom, separate WC, kitchen, and a generous lounge/dining room, along with two well-proportioned double bedrooms. The layout offers excellent space and functionality, making it ideal for both owner-occupiers and investors. The flat would now benefit from a programme of modernisation, allowing a purchaser to add value and create a comfortable long-term home.

Externally, the property benefits from parking to the front, along with access to a communal rear garden and shared washing hanging facilities, adding to its practicality.

This property would suit first-time buyers, investment purchasers, or those seeking a convenient lock-up-and-leave second home. Vacant, chain free, and priced to sell, it represents a fantastic opportunity to acquire a spacious flat with strong potential

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
					



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