





£250,000

A one-bedroom cluster house situated in a convenient residential location, close to local amenities, shops, schools and excellent transport links. The property comprises an entrance porch, a spacious living room, separate kitchen, one bedroom and a bathroom. Outside, the property benefits from a private front garden, providing a outdoor space, along with allocated parking.

Property Description

Front garden

Fully enclosed front garden with gated access, laid for ease of maintenance.

Entrance Porch

Double glazed frosted window to side aspect, door to lounge.

Lounge

Radiator, double glazed window to front aspect, door to kitchen, stairs to first floor.

Kitchen

Range of base and eye level storage units, work surface areas, inset one and a half bowl stainless steel sink unit with mixer tap set beneath a double glazed window to front aspect. Part tiled walls, plumbing and space for washing machine, space for tumble dryer and fridge freezer, built in oven, electric hob with extractor fan over, wall mounted combination boiler, radiator.

Landing

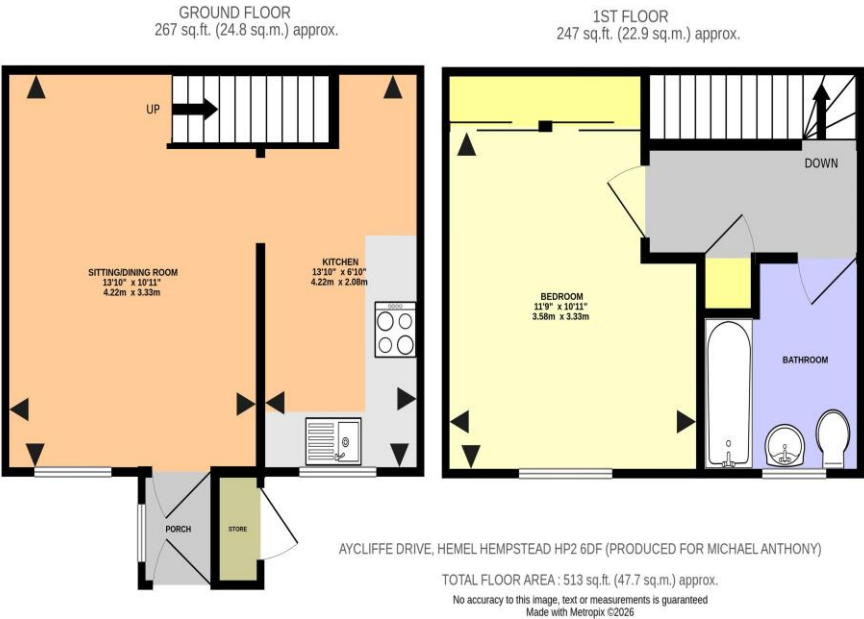
Double glazed window to rear, built in storage cupboard, access to loft space, doors to bathroom and bedroom.

Bathroom

Double glazed frosted window to front, fully tiled walls, panelled bath with mixer tap and shower attachment over, pedestal hand wash basin with storage cupboard, w/c, heated towel rail.

Bedroom

Double glazed window to front aspect, radiator, built in wardrobes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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