



## Almond Close, £220,000

- Cul-De-Sac
- Ideal First Time Or Down-Size Opportunity
- Modern Throughout
- Off Road Parking
- Rear Garden
- EPC Rating: D



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## About the property

An ideal first time or down-size opportunity offered for sale. Situated in a sought after area and a cul-de-sac location is this 2 bedroom semi-detached house. The accommodation briefly comprises; entrance hall, lounge/ diner and kitchen to the ground floor. To the first floor there are 2 bedrooms and a bathroom. To the outside there is a full enclosed rear garden. The home further benefits, a modern kitchen, tasteful decor throughout and a drive way creating off road parking. This is a property not to be missed. Please call Peter Alan to arrange a viewing or book 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge/ Diner

17' 7" max x 11' 9" max ( 5.36m max x 3.58m max )

#### Kitchen

11' 8" max x 6' 8" max ( 3.56m max x 2.03m max )



## First Floor

### Landing

### Bedroom 1

11' 8" max x 7' 4" max ( 3.56m max x 2.24m max )  
fitted wardrobes

### Bedroom 2

9' 4" x 7' 11" ( 2.84m x 2.41m )  
loft access

### Bathroom

loft access, bath tub with over head shower, wash hand basin and w.c.

## Outside

### Front

drive way

### Rear

A fully enclosed garden with patio seating area and side access to front

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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 52.2 m<sup>2</sup> (562 sq.ft.) approx

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## Important Information

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