



Almond Close, £220,000

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





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

01443 222851

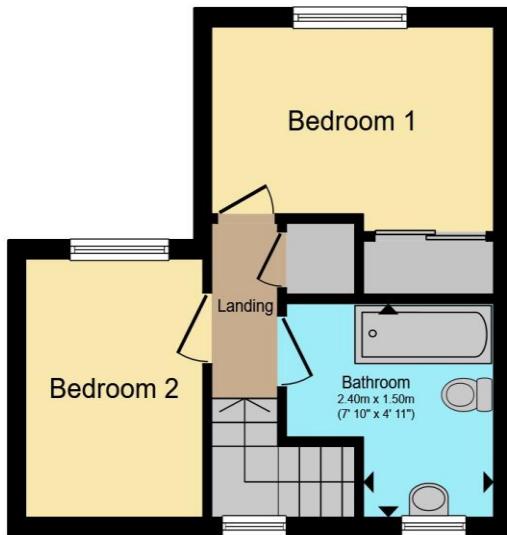
talbotgreen@peteralan.co.uk

pa peter
alan

Floorplan



Ground Floor



First Floor

Total floor area 52.2 m² (562 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

pa peter
alan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

