

*** NO ONWARD CHAIN * Situated in a popular location is this two bedroom mid-terraced home benefiting from two double bedrooms with en-suite facilities. ***

The Accommodation Comprises:
UPVC double glazed front door to:

Entrance Hall
Flat ceiling, stairs to first floor, storage cupboard housing meters and hanging rail.

Cloakroom
Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin with mixer tap.

Lounge/Diner 19' 10" x 14' 5" (6.04m x 4.39m) maximum measurements
Flat ceiling, UPVC double glazed window to front elevation, two radiators.

Kitchen 11' 10" x 7' 0" (3.60m x 2.13m)
Flat ceiling with inset spotlighting, fitted with a range of base cupboards and matching eye level units, roll top work surface, one and a half bowl stainless steel sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, integrated dishwasher.

Utility Room
Flat ceiling, space for appliances.

First Floor Landing
Flat ceiling, access to loft space (housing combination boiler).

Bedroom One 17' 6" x 15' 10" (5.33m x 4.82m) maximum measurements
Flat ceiling, UPVC double glazed doors with Juliet balcony, UPVC double glazed window to front elevation, radiator, door to:

En Suite 10' 11" x 5' 0" (3.32m x 1.52m)
Flat ceiling with inset spotlighting, close coupled WC, pedestal wash hand basin with mixer tap, freestanding bath with mixer tap and shower connection off, chrome ladder style radiator.

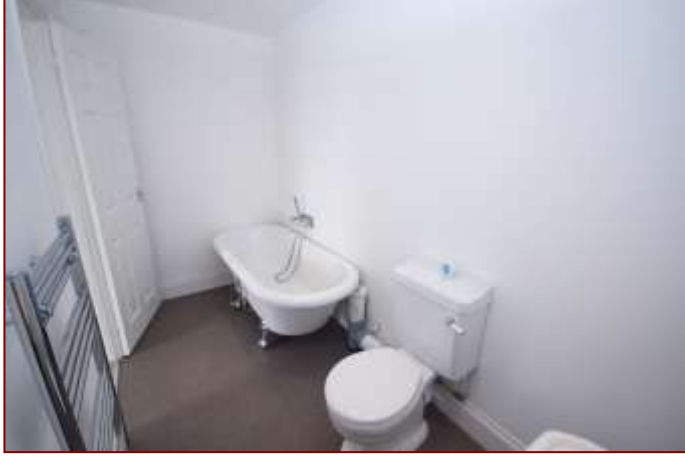
Bedroom Two 10' 10" x 9' 11" (3.30m x 3.02m)
Flat ceiling, Velux window, radiator, door to:

En Suite 6' 1" x 4' 2" (1.85m x 1.27m)
Flat ceiling with inset spotlighting, close coupled WC, pedestal wash hand basin with mixer tap, corner shower cubicle, chrome ladder style radiator.

Oustide
The property benefits from secure bin and bike store located between number 2 and number 3 Battenburg Road.

Agents Note:
Please note there is a covered inspection hatch in the Lounge. We recommend that this is investigated further via your legal representative during the conveyancing process prior to exchange of contracts.

General Information:
Construction - TBC
Water Supply - Mains water
Sewerage - Mains sewerage
Electric Supply - Mains
Gas Supply - Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: <https://www.gov.uk/check-long-term-flood-risk>
Tenure: Freehold
Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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DRAFT DETAILS

£180,000
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