



## Evans Street

£140,000

- COUNCIL TAX BAND - B
- IDEAL FIRST TIME BUY/INVESTMENT
- 2 DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TRAIN STATION
- EPC Rating: Awaited



 2  1  1



## About the property

NO CHAIN - 2 DOUBLE BEDROOMS - IDEAL FIRST TIME BUYER / INVESTMENT. Being sold with no ongoing chain. Close to local amenities; shops, supermarkets, parks, popular school catchment, easy access to link roads leading to M4 corridor, public transport routes.

## Accommodation

### Entrance Hallway

### Lounge

11' 2" max x 10' 3" ( 3.40m max x 3.12m )

### Dining Room

10' 9" max x 11' 2" ( 3.28m max x 3.40m )

### Kitchen

11' 9" x 6' 5" ( 3.58m x 1.96m )

### Bedroom 1

13' 7" x 10' 1" ( 4.14m x 3.07m )

### Bedroom 2

8' 3" max x 11' 1" ( 2.51m max x 3.38m )



**Bathroom**

**Rear Garden**

Enclosed rear garden.

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## Floorplan



Total floor area 67.5 m<sup>2</sup> (727 sq.ft.) approx

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