



## Marle Close, £170,000

- TWO BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- SPACIOUS LOUNGE
- GROUND FLOOR
- CLOSE TO AMENITIES
- ALLOCATED PARKING
- CHAIN FREE
- EPC Rating: C



 2  2  1





## About the property

Two bedroom ground floor flat offered to the market with no onward chain. This property benefits from spacious living, an en-suite and modern decor throughout. Perfect for a first time buyer or for someone looking to downsize.

## Accommodation

### Entrance Hallway

### Diner/Living Room

14' 5" x 13' 7" ( 4.39m x 4.14m )

### Kitchen

10' 6" x 5' 9" ( 3.20m x 1.75m )

### Bathroom

### Bedroom One



12' 9" x 11' 2" ( 3.89m x 3.40m )

### Bedroom Two

13' 7" x 7' 5" ( 4.14m x 2.26m )

### En-Suite

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## Floorplan



Total floor area 66.8 m<sup>2</sup> (719 sq.ft.) approx

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