



## Brook Terrace, offers in excess of £190,000

- NO CHAIN
- Attractive terraced property
- Neutrally decorated
- Proximity to green spaces
- Ideal for first-time buyers
- EPC Rating: D



 2  1  1



## About the property

We are delighted to present this attractive terraced property for sale. Having been neutrally decorated, this home offers a blank canvas, allowing the new owners to personalise the space to their own tastes.

The property boasts a well-proportioned layout, with two bedrooms, a bathroom, a kitchen, and a reception room. The reception room benefits from large windows, flooding the space with natural light and creating an inviting environment for both entertaining and relaxation.

The kitchen, while functional and well-equipped, offers potential for enhancement to really make it your own. The bedrooms provide ample space for rest and relaxation, while the bathroom is well-appointed, serving the needs of a modern home.

One of the unique features of this property is the fireplace, which adds a touch of charm and warmth to the home. This could serve as a beautiful focal point in your new living room.

Located in a sought-after area, the property is in close proximity to local schools, amenities, and green spaces. The nearby parks make this an ideal location for those who enjoy outdoor activities or simply appreciate the tranquillity of nature.

This property would be perfect for first-time buyers looking to get onto the property ladder or investors seeking a worthwhile addition to their portfolio. With its prime location and potential for personalisation, this property offers a fantastic opportunity for its new owners.



## Accommodation

### **Kitchen**

7' 2" x 15' 4" ( 2.18m x 4.67m )

### **Lounge**

12' 4" x 12' 4" ( 3.76m x 3.76m )

### **Bedroom 1**

10' 3" x 12' 4" ( 3.12m x 3.76m )

### **Bedroom 2**

9' 5" x 8' 8" ( 2.87m x 2.64m )

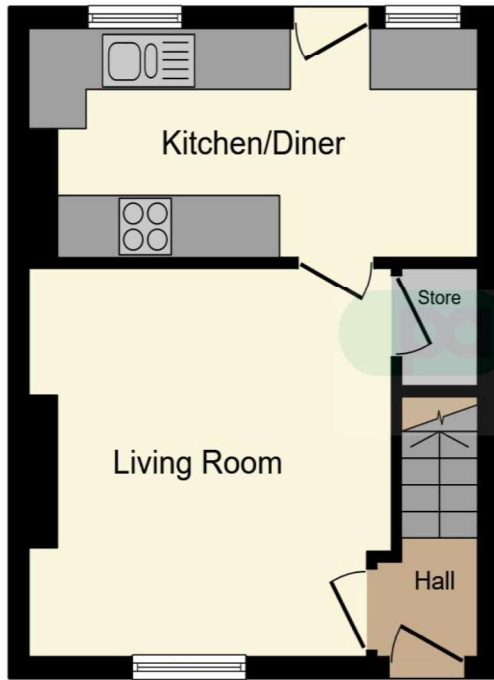
### **Bathroom**

6' 5" x 6' 2" ( 1.96m x 1.88m )

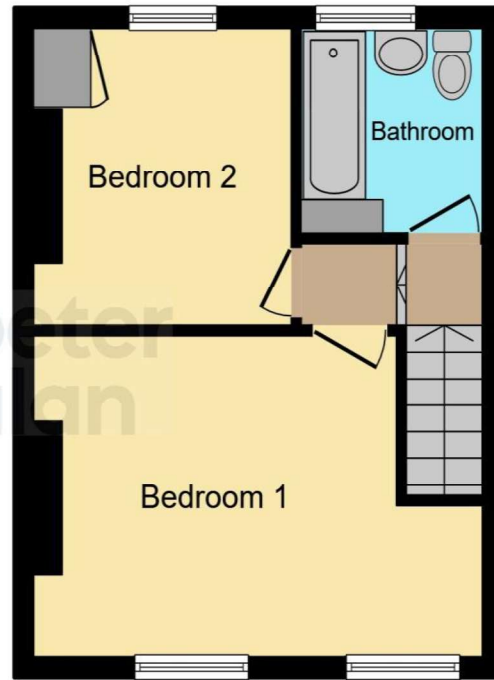
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## Floorplan



**Ground Floor**



**First Floor**

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