

Broomley Crescent, Alexandria

 2

 1

 1

Offers over
£94,000

 **SBX PROPERTY**
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

TWO BEDROOM and BOX ROOM Mid Terraced Villa located on Broomley Crescent, Alexandria. Requiring modernisation throughout, the property offers excellent potential for renovation making this an ideal purchase.

Accommodation: Entrance hallway with dual access utility room leading to the kitchen area, understairs storage cupboard. Full width lounge-diner extending to over 20ft in length, focal wall with fire surround and gas fire inset (capped off). Dual window assemblies to front and rear allowing natural light to the room, ceiling cornice and emulsion finishes to walls and ceiling.

Kitchen area comprising wall and base mounted units with breakfast bar. Sink and drainer. Ample spaces for white goods. Door to rear gardens. Handy utility room off with through access to hall area.

Upper: Front facing double bedroom with twin storage cupboards. Second rear facing double bedroom with storage cupboard. Both bedrooms have ample floor area for free standing furniture. Additional box room with window to front. Modern shower room comprising walk in shower cubicle with shower inset, wash hand basin and close couple W.C. Full tiling to walls with vinyl flooring.

External: Front garden laid to lawn bordered by wrought iron fencing. Rear gardens laid to lawn and patio area, fully bound by timber fencing.

The property requires extensive modernisation throughout and we ask any prospective viewers to carefully read the home report prior to enquiring. Please note the HOME REPORT can be downloaded from our own website under documents or under EPC on Rightmove.

Floorplan & Room Sizes



1ST FLOOR

2ND FLOOR

Lounge-Diner 6.15m x 3.05m (20'2" x 10'0")

Kitchen 2.75m x 2.95m (9'0" x 9'8")

Utility Room 2.75m x 1.25m (9'0" x 4'1")

Bedroom 1 3.93m x 3.15m (12'11" x 10'4")

Bedroom 2 3.9m x 2.95m (12'10" x 9'8")

Box Room 2.35m x 2.15m (7'8" x 7'1")

Shower Room 1.95m x 1.75m (6'5" x 5'8")





To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.