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Pond Road, Bramley

Guide price £330,000

**BELVOIR!**



## Key Features

- > Two bedroom house
  - > Two garages
- > Cul-De-Sac location
- > Council Tax Band: C
  - > Tenure: Freehold
  - > EPC rating TBC



Belvoir Estate Agents - This immaculately presented, two bedroom terraced home is offered to the market in the popular village of Bramley. Set just a short distance from Bramley Train station, this home would make a perfect first time purchase of investment.

Entrance to the property is via hallway which provides access to the lounge, fitted kitchen and stairs which lead to the first floor.



The rear aspect lounge offers light and airy accommodation due to the fitted French doors, and separate UPVC window which looks out to the rear garden. The lounge spans across the width of the property and is able to hold a separate dining table for 4 seats, and a large corner sofa. To the front, the kitchen has been excellently fitted with a range of high gloss eye and base level units, complete with an electric oven, four ring gas hob above with chimney extractor fan above. The gas central heating boiler is also housed in the kitchen.

Upstairs, the landing provides access to both double bedrooms of the property and a family bathroom. Both bedrooms are doubles with the main bedroom being a particularly generous size with fitted floor to ceiling fitted wardrobes. The family bathroom offers a smart three piece suite, with fitted bath with Aqualisa shower above, toilet, hand basin and chrome towel rail.



Outside, the rear garden is mainly laid to lawn with mature hedge row to the side, and an area of decking immediately from the property which would be ideal for entertaining space. A particular feature of this home is the spacious double garage with parking immediately in front.



Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The decking area can become slippery when wet.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

**Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.**







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