

the best move you'll make

## Letting and Management Specialists



£100,000



- No Chain
- Walking Distance From Town Centre
- Two Bedrooms
- Combi Boiler & UPVC Double Glazing
- Convenient Location
- Cul-De-Sac Position
- Two Reception Rooms
- On Street Parking

## A GOOD LOOKING HOUSE IN A VERY CONVENIENT LOCATION!

Only walking distance from the centre of town but set within a cul-de-sac location and being sold with no onward chain!

This good looking terrace type house has a cream painted front elevation, dark grey UPVC double glazed windows and composite door to the front and practical accommodation within to suit first-time buyers, small families and buy to let investors!

There are two bedrooms, two reception rooms and a kitchen complete with an integrated oven and hob and the house has gas central heating from a combi boiler as well as UPVC double glazing throughout.

For more information e-mail or call us.





## GROUND FLOOR

### SITTING ROOM

11'11 x 11'10 (3.63m x 3.61m)

Composite double glazed front door. UPVC double glazed window with fitted vertical blinds. Laminate flooring. Radiator.

### LIVING ROOM

11'11 x 11'9 (3.63m x 3.58m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. Elegant feature fireplace with living flame gas fire. Under stairs storage cupboard and stairs leading to the first floor.

### KITCHEN

13'3 x 6'1 (4.04m x 1.85m)

Range of wall cupboards and base units with an off white finish together with integrated gas hob, double under oven and stainless steel cooker hood. Tile effect laminate flooring. Plumbing for washing machine. Two UPVC double glazed windows. Extractor. Wall mounted Baxi gas combi boiler. Space for tall fridge freezer.

### REAR HALL

UPVC double glazed external door.

## BATHROOM/WC

6'11 x 6'1 (2.11m x 1.85m)

Tile effect laminate flooring. Tiled walls. Shaped bath with a shower and screen over, shaped white wash basin within a fitted unit and a low level wc. Extractor. UPVC double glazed window. Radiator. Wall mounted electric heater.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

11'11 x 11'10 (3.63m x 3.61m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. Built in wardrobes and storage cupboards.

### BEDROOM TWO

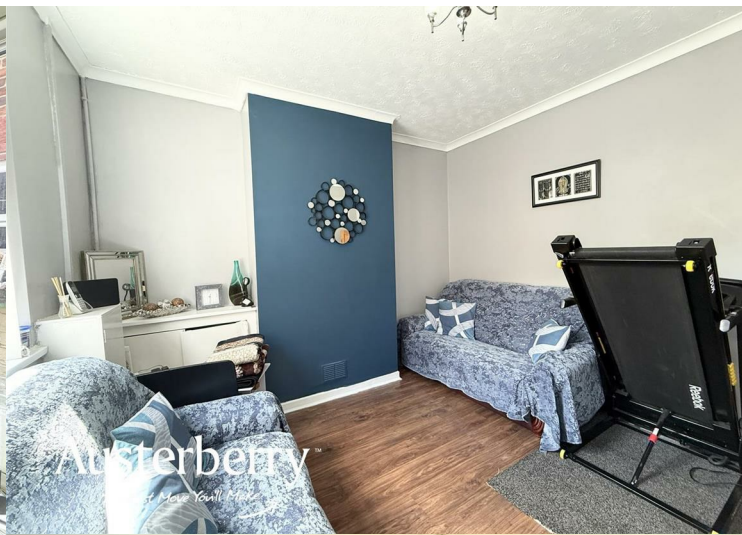
12'0 x 11'10 (3.66m x 3.61m )

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. Built in wardrobes and storage cupboards together with an additional walk in storage cupboard.

## OUTSIDE

Small paved rear yard.

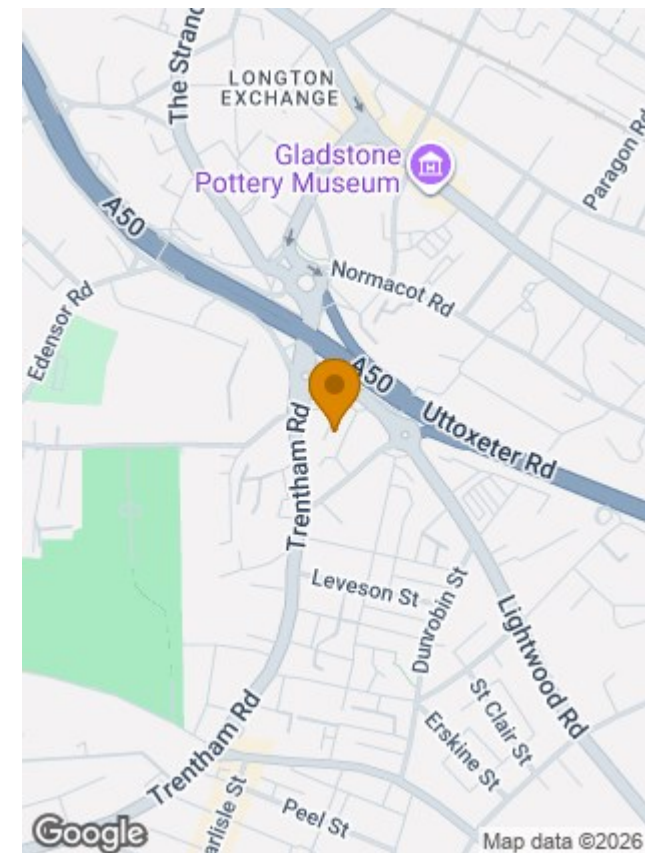
On street parking at the front.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 79        |
| (55-68) <b>D</b>                            | 64                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |





## MATERIAL INFORMATION

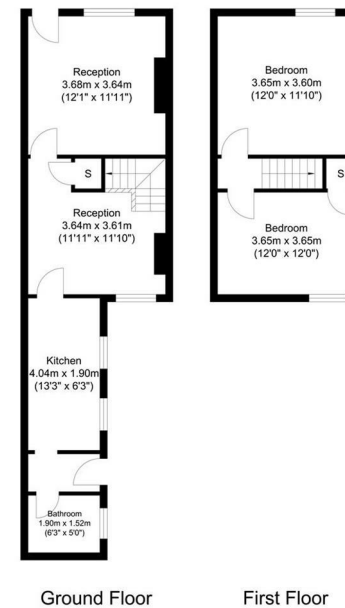
Tenure - Freehold

Council Tax Band - A



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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