



## Offas Close, £220,000

- NO ONWARD CHAIN
- 3 GENEROUS BEDROOMS
- IDEAL FIRST TIME BUY OR INVESTMENT
- EASY ACCESS TO M4 AND M48
- COUNCIL TAX BAND B
- CLOSE TO LOCAL AMENITIES
- EPC Rating: C



 3  1  2





## About the property

We are delighted to bring to the market this semi-detached house, ideally suited for first-time buyers, investors or families looking to make a home their own.

While the property does require modernisation, its potential is undeniable. Boasting three bedrooms and a family bathroom, there is ample space for all the family. The two reception rooms provide generous living areas, perfect for family get-togethers or for creating a cosy space to unwind. The kitchen, at the heart of the house, is ready for transformation into a culinary haven.

The exterior of the property does not disappoint either. The garden is a blank canvas waiting to be transformed into the perfect outdoor retreat with lovely views to the rear and off-road parking to the front

As for the location, it is simply ideal. Schools, local amenities, and the sought-after location are all within easy reach. For those who commute, the easy access to the M4 & M48 will be particularly appealing.

The house falls within Council Tax Band B, offering budget-friendly living in a great location.

In conclusion, this house presents a unique opportunity for those willing to put in a little work. With its excellent location, good-sized rooms, and potential for personalisation, it surely won't be on the market for long. We encourage any interested parties to get in touch to arrange a viewing at their earliest convenience.

## Accommodation

### Entrance Porch

Currently utilised as a utility area

### Lounge

15' 1" x 10' 10" ( 4.60m x 3.30m )

### Dining Room

11' 10" x 9' 11" ( 3.61m x 3.02m )

Currently utilised as Bedroom 4

### Kitchen

10' 11" x 9' ( 3.33m x 2.74m )

### Bedroom 1

11' 10" x 10' 1" ( 3.61m x 3.07m )

### Bedroom 2

10' 10" x 9' 2" ( 3.30m x 2.79m )





### **Bedroom 3**

8' x 7' 10" ( 2.44m x 2.39m )

### **Bathroom**

6' 11" x 6' 2" ( 2.11m x 1.88m )

## Floorplan



**Ground Floor**



**First Floor**

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