



Ilfracombe Crescent, offers over £240,000

- NO CHAIN
- OFF ROAD PARKING
- CONSERVATORY / BEDROOM THREE OR HOME OFFICE
- LARGE REAR GARDEN
- CLOAKROOM AND UTILITY
- EPC Rating: C



 2  1  2



About the property

This well-presented two double bedroom semi-detached property is ready to move straight into and offers comfortable, modern living throughout. Situated in a great location, the home benefits from off-road parking for multiple cars and a beautiful rear garden, perfect for relaxing or entertaining. Inside, the property features a bright and spacious living area, cloakroom and utility, two well-proportioned bedrooms, and a delightful conservatory providing additional living space and has been used as both a third bedroom and home office. Ideal for first-time buyers, downsizers, or investors, this fantastic home combines practicality, comfort, and excellent local amenities nearby.

****Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.****



Accommodation

Entrance

Conservatory / Bedroom Three

Hallway

Lounge

19' 8" max x 11' 1" max (5.99m max x 3.38m max)

Kitchen

11' 9" max x 7' 9" max (3.58m max x 2.36m max)

Utility Room

Cloakroom

Bedroom One

14' 5" max x 8' 10" max (4.39m max x 2.69m max)

Bedroom Two

10' 2" max x 10' 6" max (3.10m max x 3.20m max)

Bathroom

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.



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