



## Wye Crescent, £110,000

- Council tax band A
- Two Bedrooms
- Private balcony
- Excellent transport links
- Modern neutral decor
- Near green spaces
- EPC Rating: D





## About the property

Presenting an excellent opportunity for first time buyers and investors, this neutrally decorated two-bedroom flat is now available for sale. The property offers a well-proportioned interior with a layout designed to maximise both comfort and practicality.

Upon entering, you are welcomed into a reception room, featuring 1 windows that flood the space with natural light, creating a bright and inviting ambiance – ideal for both relaxing and entertaining guests. The accommodation further benefits from a lovely kitchen, also boasting ample natural light, making meal preparation a pleasant experience.

Both bedrooms are doubles, providing space for restful retreats or versatile use to suit your individual needs. Thoughtfully decorated in neutral tones, each room offers a blank canvas, ready to accommodate your personal style.

A standout feature of this property is its private balcony, perfect for enjoying a morning coffee or unwinding after a long day, with the bonus of extending your living space outdoors.



## Accommodation

### Living Room

14' 1" x 10' 5" ( 4.29m x 3.17m )

### Kitchen

8' 2" x 7' 9" ( 2.49m x 2.36m )

### Bedroom One

12' 1" x 11' 2" ( 3.68m x 3.40m )

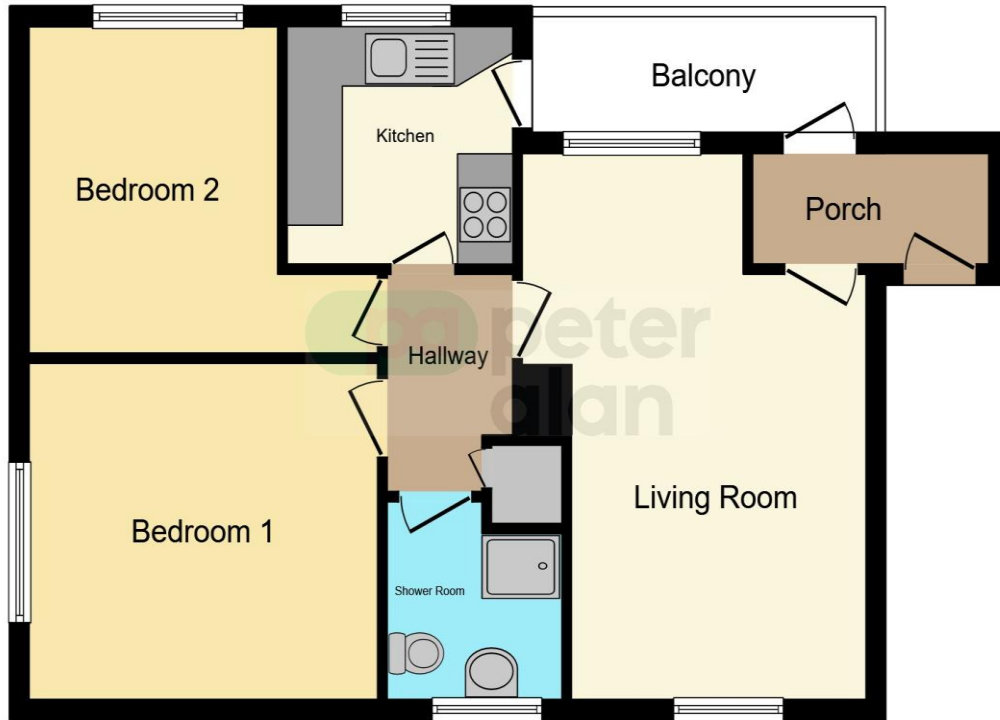
### Bedroom Two

10' 8" x 8' 9" ( 3.25m x 2.67m )

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## Floorplan



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