



Ward Close offers over £110,000

- Two bedrooms
- Bright Living Room
- Communal Parking
- Ground Floor
- No Onward Chain
- Council Tax Band: A
- EPC Rating: C





About the property

Delighted to present this two-bedroom, one-bathroom ground-floor flat, perfectly suited for first-time buyers, downsizers, or investors seeking a reliable addition to their portfolio. Situated in a decent and convenient location, the property offers comfortable living with excellent access to local amenities, transport links, and everyday essentials.

Positioned on the ground floor, the home benefits from easy access and a practical layout. The bright and welcoming living room provides a relaxing space for both day-to-day living and entertaining, while the adjoining kitchen offers ample storage and workspace to accommodate modern lifestyles.

There are two well-proportioned bedrooms, ideal for a small family, guests, or a home office. The bathroom is fitted with a clean and functional suite, adding to the overall move-in-ready feel.

Energy efficiency is another strong advantage, with an EPC rating of C, helping to keep running costs manageable.

The property also falls within the highly desirable Council Tax Band A, making it an affordable long-term option.

Outside, residents benefit from shared communal areas and communal parking. The surrounding area provides access to local amenities, making everyday life both convenient and comfortable.

Early viewing is highly recommended.



Accommodation

Living Room

10' x 17' 1" (3.05m x 5.21m)

Kitchen

6' x 9' (1.83m x 2.74m)

Bedroom One

11' x 12' 1" (3.35m x 3.68m)

Bathroom

6' x 5' (1.83m x 1.52m)

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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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