



Ground Floor Flat 37-39

£65,000

- Two bedroom, ground floor flat
- Generously sized bedrooms
- No Chain
- Council tax band A
- EPC Rating: C



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About the property

This well-presented ground floor two-bedroom flat offers comfortable living in good condition throughout, making it an ideal home for first-time buyers, downsizers, or investors. The property features a bright and welcoming living space, a well-proportioned kitchen, and two bedrooms of generous size. A modern bathroom completes the internal accommodation.

A standout feature of this property is the large private garden to the rear, providing excellent outdoor space for relaxing, entertaining, or family use. Conveniently located and ready to move into, this attractive flat combines practical living with the rare benefit of substantial outdoor space.



Accommodation

Living Room

13' 6" Max x 11' 9" (4.11m Max x 3.58m)

Kitchen

8' x 8' 7" (2.44m x 2.62m)

Bedroom One

9' 3" x 11' 9" (2.82m x 3.58m)

Bedroom Two

13' 2" x 8' (4.01m x 2.44m)

Bathroom

8' 9" x 9' 5" (2.67m x 2.87m)

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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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