



## 67 Murlande Way, Rhoose

£210,000 Freehold

LIVING ROOM; KITCHEN/BREAKFAST ROOM • TWO CAR PARKING SPACES; GAS CH; UPVC • IMMACULATE TWO BEDROOM PROPERTY • SOME SEA VIEWS AND GENEROUS REAR GARDEN • IDEAL AS A FIRST PURCHASE OR BUY TO LET • CUL DE SAC LOCATION • EPC RATING C70 • RECENTLY FITTED BOILER • NO ONWARD CHAIN





NO ONWARD CHAIN; IDEAL FIRST BUY; DELIGHTFUL MODERN PROPERTY; LARGE REAR GARDEN AND SOME SEA VIEWS - Situated in this sought after cul de sac is this really well presented TWO BEDROOM property. The ground floor comprises an entrance hall, living room and modern kitchen/breakfast room with integrated oven, hob and hood. The first floor has two good size bedrooms and a modern bathroom suite in white. Outside there is a pretty front garden with side access to the sunny rear garden and there are two car parking spaces. The property is gas centrally heated and has uPVC double glazing throughout. The amenities of Rhoose Village and the rail station are both within comfortable walking distance.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Entrance Hall**

**Living Room**

14' 5" x 11' 7" (4.39m x 3.53m)

**Kitchen/Breakfast Room**

7' 9" x 11' 7" (2.37m x 3.54m)

**Landing**

**Bedroom One**

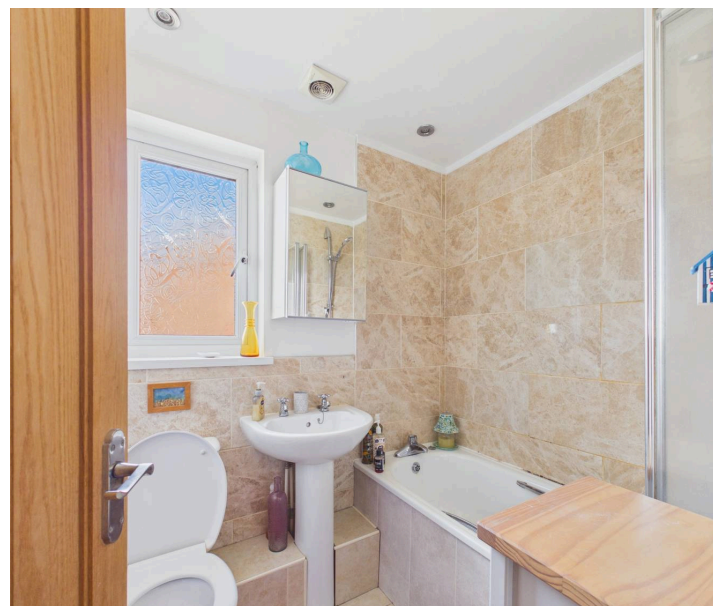
8' 4" x 11' 7" (2.54m x 3.53m)

**Bedroom Two**

7' 0" x 11' 7" (2.13m x 3.52m)

**Bathroom/WC/Shower**

6' 5" x 4' 10" (1.96m x 1.48m)





FRONT GARDEN

REAR GARDEN



blackbear