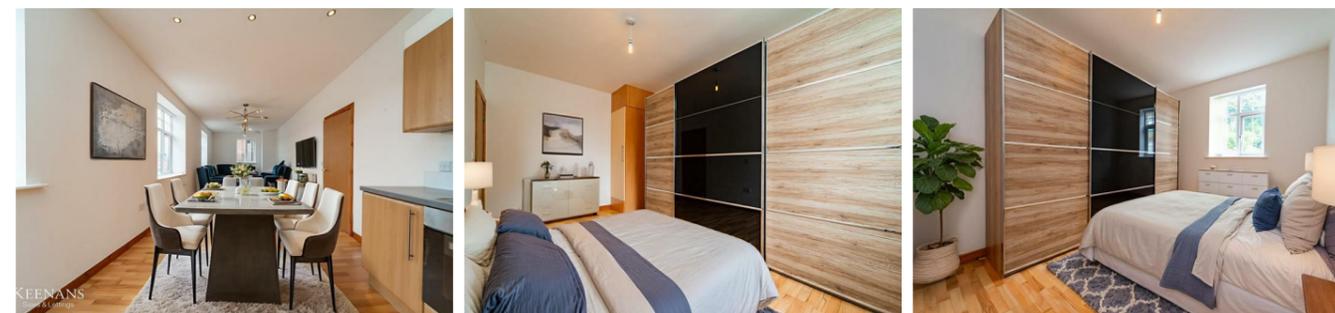


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Colne Lane, Colne, BB8 0DY

### Offers Over £80,000

#### SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT

Situated in the heart of Colne, this spacious two-bedroom ground floor apartment on Colne Lane presents an excellent opportunity for those seeking comfortable and convenient living. With its prime location, residents will find themselves just a stone's throw away from the vibrant town centre, offering a variety of amenities to cater to everyday needs.

The apartment boasts a well-designed layout, featuring a welcoming reception room that provides a perfect space for relaxation or entertaining guests. Both bedrooms are generously sized, ensuring ample room for personal belongings and furnishings.

Finished in neutral tones throughout, this property offers a blank canvas for you to add your personal touch, making it an ideal choice for first-time buyers or those desiring single-storey living. Additionally, the convenience of off-road parking for one vehicle adds to the appeal, making daily life that little bit easier.

In summary, this charming apartment combines comfort, convenience, and style, making it a must-see for anyone looking to settle in Colne. Whether you are a first-time buyer or simply seeking a low-maintenance home, this property is sure to meet your needs. Don't miss the chance to make this delightful apartment your new home.

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# Colne Lane, Colne, BB8 0DY

## Offers Over £80,000



- Tenure: Freehold
- Council Tax Band: A
- EPC Rating: C
- Off Road Parking For One Vehicle
- Two Generously Sized Bedrooms
- Viewing Essential
- Ideal Single Storey Living
- Prime Location
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed door to hall.

#### Hall

13'5 x 3'5 (4.09m x 1.04m)

Central heating radiator, wood effect flooring and door to inner hall.

#### Inner Hall

9'10 x 8'5 (3.00m x 2.57m)

Wood effect flooring, intercom system, smoke alarm, doors to bathroom, two bedrooms and open plan living/kitchen/dining area.

#### Open Plan Living/Kitchen/Dining Area

34'9 x 10'6 (10.59m x 3.20m)

Five UPVC double glazed windows, central heating radiator, wall and base units, laminate work top, oven with four ring electric hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, two ceiling fans, spotlights and wood effect flooring.

#### Bedroom One

16' x 9'1 (4.88m x 2.77m)

UPVC double glazed window, central heating radiator, ( wardrobes ) and wood effect flooring.

#### Bedroom Two

12' x 8'5 (3.66m x 2.57m)

UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bathroom

7'6 x 6'3 (2.29m x 1.91m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with mixer tap, overhead direct feed shower, tiled elevation, spotlights and tiled flooring.

#### External

Parking space for one vehicle.

