



## Walker Road, £170,000

- 2 DOUBLE BEDROOMS
- SEA VIEWS - SPACIOUS REAR GARDEN
- COUNCIL TAX BAND - C
- IDEAL FIRST TIME BUY / INVESTMENT
- EPC Rating: Awaited





## About the property

PERFECT FIRST TIME BUY/INVESTMENT. Benefiting from gas central heating and double glazing. Briefly comprising of hallway, living room, kitchen/ diner, landing, 2 double bedrooms, bathroom, spacious rear garden with sea views. Close to local amenities; shops, parks, popular school catchment, easy access to link roads leading to M4 corridor, public transport routes. \*Call 01446 733224\*

## Accommodation

### Lounge

19' 11" max x 10' 5" max ( 6.07m max x 3.17m max )

### Kitchen

14' 11" max x 7' 7" max ( 4.55m max x 2.31m max )

### Landing

### Bedroom One

16' 11" max x 8' 11" max ( 5.16m max x 2.72m max )

### Bedroom Two

10' 7" max x 10' 7" max ( 3.23m max x 3.23m max )

### Bathroom

### Front Garden

### Rear Garden



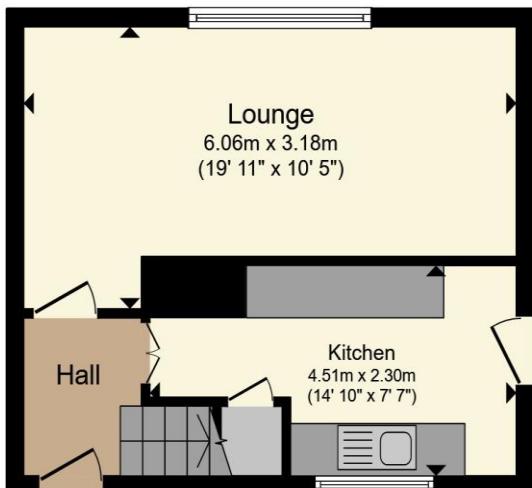
## Shed

01446 733224

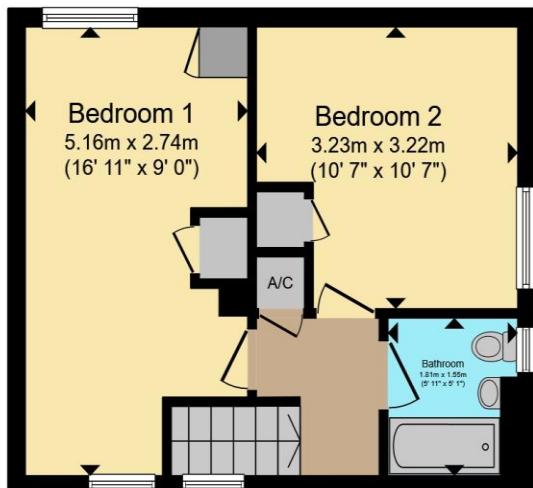
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## Floorplan



Ground Floor



First Floor

Total floor area 62.3 m<sup>2</sup> (671 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Important Information

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