



## Barrians Way, offers in excess of £160,000

- JULIET BALCONY
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING
- COUNCIL TAX BAND - C
- COMMUNAL GARDEN
- MODERN FITTINGS
- EPC Rating: C



 2  1  1



## About the property

Comprising of communal hallway, inner hallway, living room, kitchen/ breakfast room, 2 double bedrooms, shower room, allocated parking.

## Accommodation

### Entrance Hall

Wood effect laminate flooring, two built in storage cupboards, one housing the water tank. wall mounted Intercom entry phone.

### Communal Hallway

Intercom entry system, Enter through a glazed door into hallway. Ceramic tiled flooring, Staircase rising to upper floors. Door giving access to communal garden at the rear.

### Lounge



14' Max x 13' 3" Max ( 4.27m Max x 4.04m Max )

Continuation of wood effect flooring, French doors opening onto a Juliette balcony. Coved and textured ceiling.

## Kitchen

13' 6" Max x 8' 10" Max ( 4.11m Max x 2.69m Max )

Ceramic tiled flooring, a range of base and eye level units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in electric oven hob and extractor fan. Window to rear with a Venetian blind to remain. Integrated Fridge Freezer.

## Bedroom One



14' 9" Max x 9' 7" Max ( 4.50m Max x 2.92m Max )

Fitted Carpet, wall mounted electric radiator, window to front with Venetian blind. Recess for wardrobe. Neutral decor coved and textured ceiling.

## Bedroom Two

11' 10" Max x 9' 4" Max ( 3.61m Max x 2.84m Max )

Fitted carpet, window to rear with blind to remain. Neutral decor. Coved and textured ceiling.

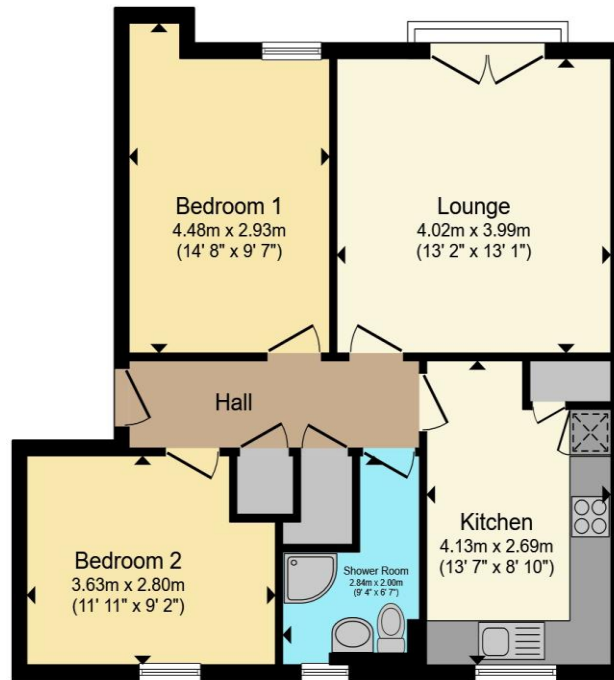
## Bathroom

Ceramic matching tiling to both floor and walls, Corner Shower with glass shower screen, close coupled WC and a pedestal wash hand basin. Opaque window to rear.

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## Floorplan



Total floor area 62.4 m<sup>2</sup> (672 sq.ft.) approx

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