





**£230,000**

Situated in the sought-after area of Walnut Tree is this one-bedroom cluster home offered with NO CHAIN. The property is in good decorative order throughout and comprises kitchen, utility, lounge/diner, bathroom and double bedroom. Externally you have a garden and allocated parking.

# Property Description

## **ENTRANCE**

Wooden door to:

## **ENTRANCE HALL**

Open to lounge.

## **LOUNGE/DINER**

Double glazed sliding door to rear. Stairs rising to first floor, door to kitchen, radiator, storage cupboard.

## **KITCHEN**

Window to front aspect. Fitted with a range of base level units with rolled edge work surface over, integrated electric hob and oven, part tiled walls, space for fridge freezer, door to utility, stainless steel sink with mixer tap.

## **UTILITY**

Base and eye level units with space for washing machine, stainless steel sink with mixer tap, radiator.

## **LANDING**

Double glazed Velux window. Doors to bedrooms and bathroom.

## **BEDROOM ONE**

Window to front aspect. Radiator.

## **BATHROOM**

Panelled bath with electric shower attachment and mixer tap over, wash hand basin in vanity unit with mixer tap, low level WC, part panelled walls, loft access.

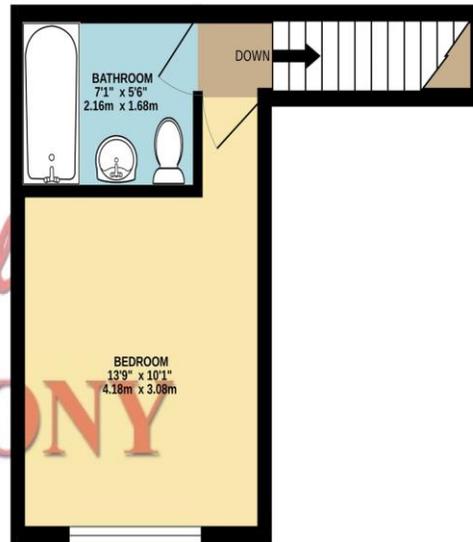
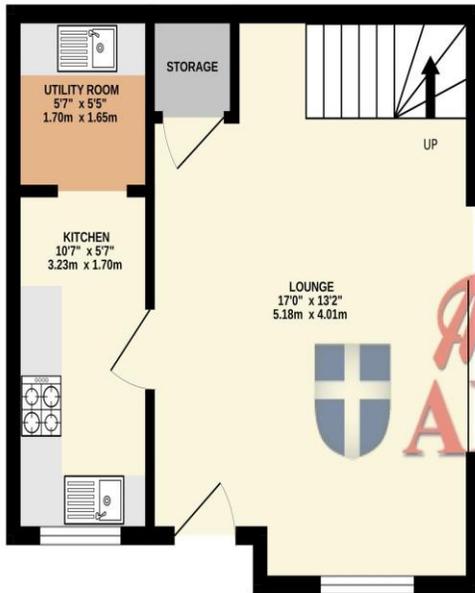
## **OUTSIDE**

### **REAR GARDEN**

Laid to lawn with patio area, side gated access, raised beds, mature trees, shed, enclosed by timber fence panelling and brick wall.

GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR  
187 sq.ft. (17.4 sq.m.) approx.



Michael ANTHONY

TOTAL FLOOR AREA : 508 sq.ft. (47.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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