# Victoria Street,

## £120,000

- Well presented throughout
- Investment opportunity
- Need a mortgage? Call us today to see if we can save you money
- No chain
- Sought after location
- EPC Rating: D

2 1 1

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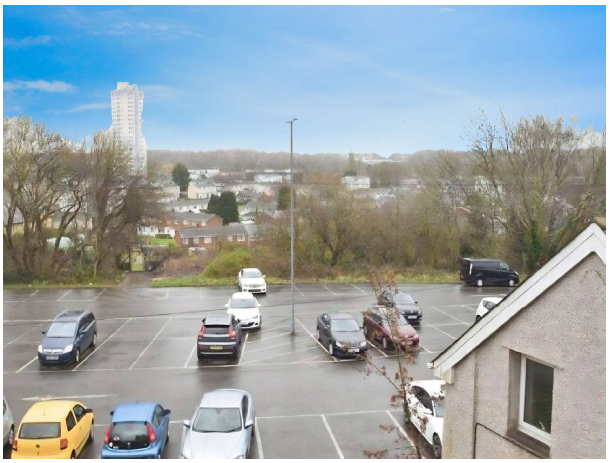
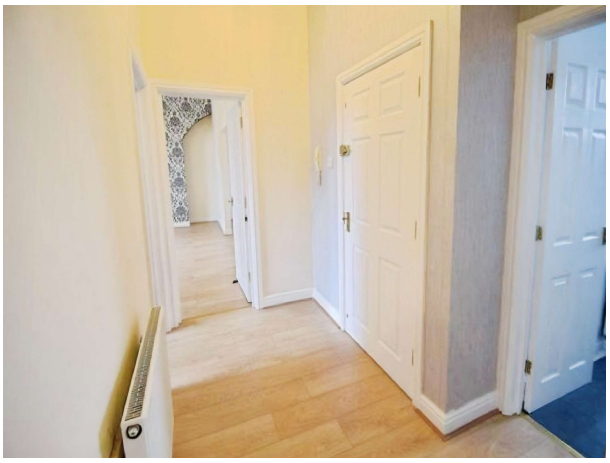
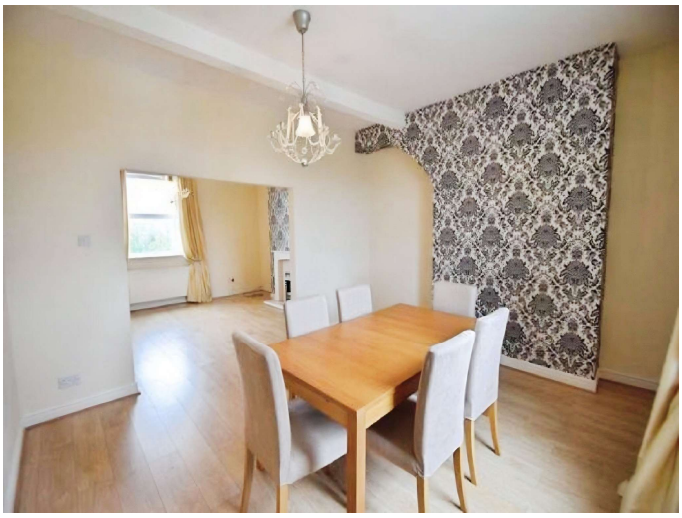
## About the property

This charming 2-bedroom flat, in a highly sought-after location, offers a buy to let opportunity, featuring well-appointed bedrooms, a well-equipped kitchen with dining space, and a good size reception room, all conveniently situated near public transport, amenities, and parks.







## Accommodation

**Lounge**

16' 2" into alcove x 12' 8" ( 4.93m into alcove x 3.86m )
**Dining Room**

14' 6" x 12' 7" ( 4.42m x 3.84m )
**Kitchen**

9'  x 8' 8" ( 2.74m x 2.64m )
**Bathroom**

9' 2" x 4' 10" ( 2.79m x 1.47m )
**Bedroom One**

12' 8" x 12' 7" ( 3.86m x 3.84m )
**Bedroom Two**

12' 8" x 9' 3" ( 3.86m x 2.82m )

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# Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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