



## Balacava Road, £120,000

- No onward chain
- In need of modernisation
- Elevated rear garden
- Ground floor bathroom
- Close to local amenities
- Great transport links
- EPC Rating: D



 2  1  2



## About the property

Offered to the market with no onward chain, this detached two-bedroom property on Balaclava Road presents an excellent opportunity for buyers looking to put their own stamp on a home. In need of modernisation, it offers huge potential to create a stylish and comfortable living space tailored to your taste.

The ground floor features two reception rooms and a ground floor bathroom, providing a flexible layout with plenty of scope for reconfiguration or improvement. Upstairs, you'll find two well-proportioned bedrooms with one bedroom leading to a dressing room.

Externally, the property benefits from an elevated rear garden, offering privacy and the chance to create a lovely outdoor space,

Located close to local amenities and boasting great transport links including local bus link, this home is ideal for those seeking a project in a convenient, well-connected area.



## Accommodation

Porch

Lounge

Dining Room

Bathroom

Kitchen

Landing

Bedroom 1

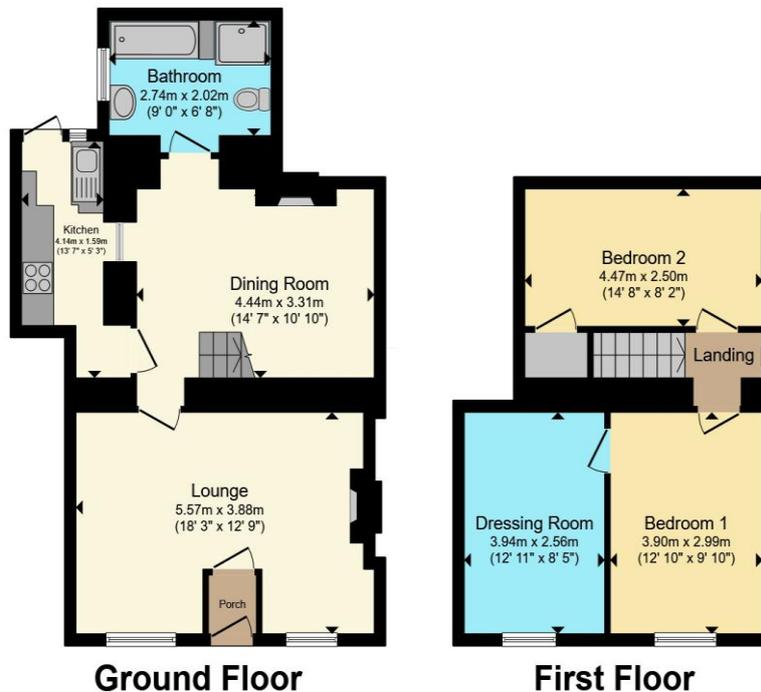
Dressing Room

Bedroom 2

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## Floorplan



Total floor area 94.5 m<sup>2</sup> (1,017 sq.ft.) approx

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