

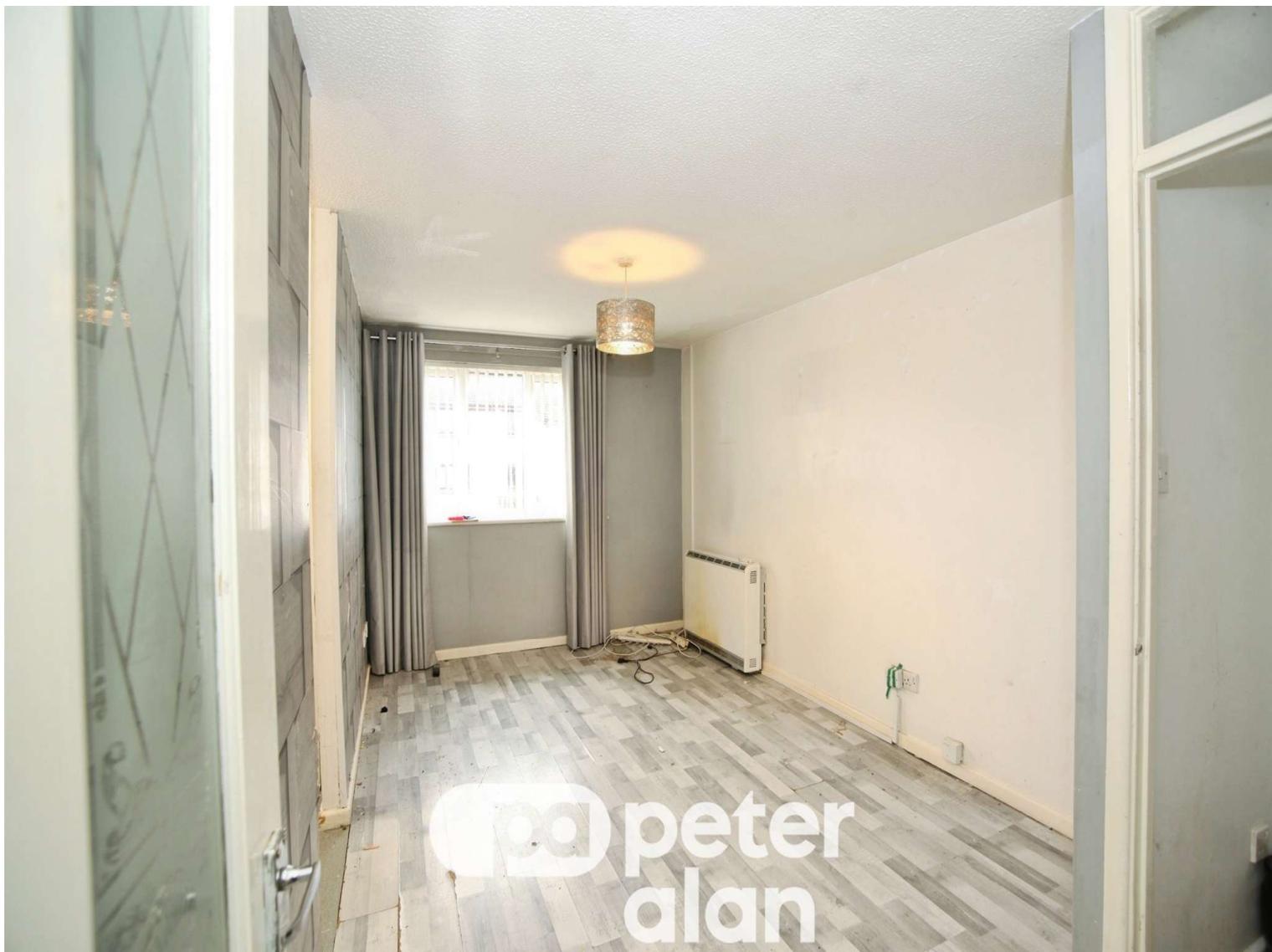


## Collingwood Crescent, offers in the region of £85,000

- Convenient location
- Spacious Double bedroom
- Dedicated off Street parking
- No onward chain
- Open plan reception
- EPC Rating: C



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## About the property

We are pleased to present this one-bedroom flat, ideally suited to first-time buyers and investors alike. Although the property would benefit from modernisation, it is offered to the market with no onward chain.

Upon entering, you are welcomed into a bright and spacious open-plan reception room, enhanced by large windows that allow an abundance of natural light to fill the space. This versatile living area provides an ideal setting for both relaxation and entertaining. The adjoining kitchen is thoughtfully arranged to maximise light and functionality, offering a practical yet stylish environment for modern living.

The property further comprises a generously proportioned double bedroom and a bathroom, providing comfortable and well-balanced accommodation throughout.

Additional benefits include allocated parking, offering convenience for both residents and visitors. The flat also holds an EPC rating of C, reflecting good energy efficiency, and falls within Council Tax Band A, making it an economical option in terms of ongoing costs.



## Accommodation

### Entrance

### Living Room

12' 10" x 8' 10" ( 3.91m x 2.69m )

### Kitchen

11' 6" x 5' 11" ( 3.51m x 1.80m )

### Bathroom

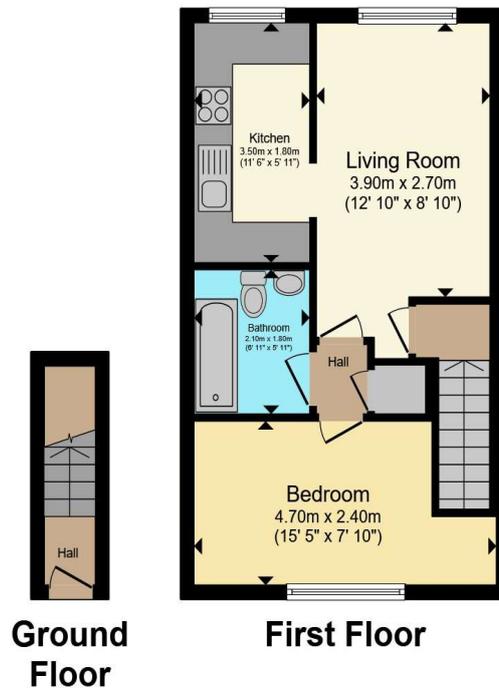
### Bedroom

15' 5" x 7' 10" ( 4.70m x 2.39m )

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## Floorplan



Total floor area 40.4 m<sup>2</sup> (435 sq.ft.) approx

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