

REDUCED



£105,000

FABULOUS COTTAGE* *ONE BEDROOM* *STONE BUILT* *POPULAR LOCATION* *MODERN KITCHEN & NEW BATHROOM* *SUNNY GARDEN* *CLOSE TO LOCAL AMENITIES* *FIRST TIME BUYERS, INVESTORS, RETIREES* *PUBLIC TRANSPORT LINKS* *WELL PRESENTED

Townend Estate Agents offer for sale this ONE BEDROOM stone built terrace property. Situated in a popular residential area with excellent public transport links. Just a short drive to Apperley Bridge with its train station, marina, river & canal side walks. Within walking distance of Idle village and all its associated amenities as well as the Enterprise 5 shopping complex. This well presented property provides 'walk in' accommodation, ideal for first time buyers, retirees looking to downsize and landlords looking to invest. The property benefits from in the last 3 years: NEW GCH BOILER, Composite doors & UPVC double glazing, Woodburnig stove, bathroom, decor and flooring.

The property comprises briefly: Entrance, Lounge with exposed beams, solid fuel burner set in feature fireplace, modern fitted Kitchen fitted with a range of base & wall units. Upstairs is the good sized Master Bedroom with fitted wardrobes and luxury house Bathroom. Externally to the rear is a charming enclosed sunny garden, with small garden to the front.

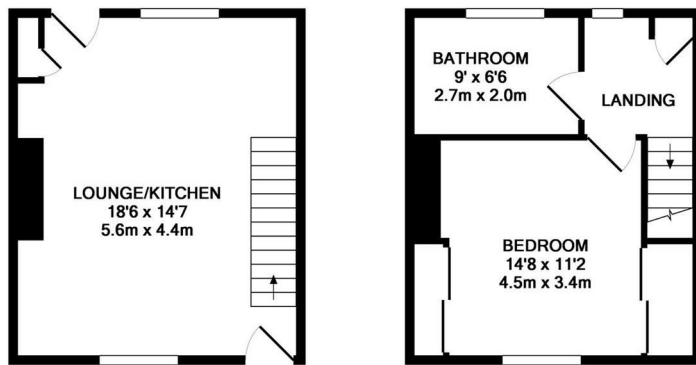
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		93	(92 plus) A		96
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

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PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.