



## 2 BED HOUSE - SEMI-DETACHED

- Two Bedrooms
- Lounge Diner
- Off Road Parking
- Private Garden
- Timber Built Garage with Power & Light
- Gas Central Heating
- Double Glazing
- EPC: TBC

DELIGHTFUL TWO BEDROOM SEMI-DETACHED HOME. This home would make a perfect starter home, or investment as a buy to let property.

Downstairs is bright and airy and features a lounge diner, a well equipped kitchen and a family bathroom, while upstairs boasts two bedrooms. Outside, to the front of the property is plenty of off road parking, and to the rear is a garden and a timber built garage.

Other benefits include gas central heating and double glazing.

DRAFT DETAILS AWAITING VENDOR APPROVAL.

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01452 545656



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## Entrance

Via UPVC double glazed door.

## Entrance Hall

Stairs to first floor. Doors to lounge and kitchen.

## Lounge Diner

6.38m x 4.01m (20'11" x 13'02")

UPVC double glazed window to rear aspect. Double glazed French doors to rear aspect. Radiator. TV point. Fireplace with wood and marble effect surround.

## Kitchen

4.65m x 2.36m (15'03" x 7'09")

UPVC double glazed window to front aspect. Double glazed door to side aspect. Laminate flooring. Range of eye level and base level storage cupboards with roll edge laminate flooring over. Stainless steel one and a half bowl sink unit with single drainer. Built in electric hob, electric oven and extractor hood. Storage cupboard. Combination boiler. Spotlights. Integrated washing machine and fridge freezer. Slimline dishwasher. Breakfast bar.

## Bathroom

UPVC double glazed window to front aspect. White heated towel rail. Panelled bath with shower over. Pedestal hand wash basin with taps over. Low level WC. Part tiled walls.

## Upstairs

### Landing

Access to loft space. Doors to bedrooms.

### Bedroom One

2.92m x 4.11m (9'07" x 13'06")

UPVC double glazed window to front aspect. Radiator. Built in wardrobe.

### Bedroom Two

2.34m x 4.22m (7'08" x 13'10")

UPVC double glazed window to side aspect. Radiator. Eaves storage.

## Outside

### Front of Property

Mainly laid to gravel. Off road parking.

### Rear of Property

Mainly laid to lawn with patio area. Enclosed by timber panel fencing. Timber built garage with power and light.

## Garage

Double doors to front and personal door to side aspect. Timber built.

## Date Created: 08.10.20

Freehold

Draft details awaiting vendor approval.

## Agents Note:

Should your offer be accepted.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

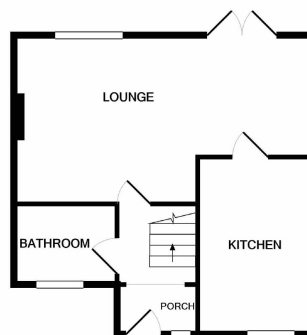
## Energy Performance Certificate:

A copy of the energy performance certificate is available upon request.

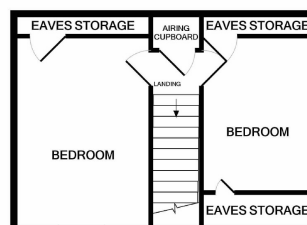
## Property Price:

Offers Over £230,000

## Floor Plan(s) if available



GROUND FLOOR



1ST FLOOR

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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RESIDENTIAL LETTINGS – AGENTS NOTE: Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have