



Offers excellent value for money

Spacious open plan lounge and diner

Large, four piece first floor bathroom

Benefits from a yard and low maintenance garden

Ideal investment opportunity

Generously sized kitchen

Two spacious bedrooms and a loft room

Walking distance to shops

If you are looking to get on the property ladder or perhaps increase your buy to let portfolio, this could be ideal for you. Offering good value for money, the property is just a stones throw from numerous shops and just a short walk to the town centre. Whilst in need of some repair which is reflected in the asking price, it wouldn't take too much to have the property up and running. Offering plenty of space, there is a hallway which leads to an open plan lounge and diner. The kitchen is located towards the rear of the property and is of a generous size and leads out to not only a yard, but there is also a small garden at the rear. To the first floor, the spacious landing has a handy two door built in cupboard and leads to both bedrooms and the large, four piece bathroom suite. Off the landing, there are stairs which lead up to a loft room which would make an ideal home office or provide excellent storage. There are not many properties around this price so expect interest to be high. Contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is entered via a uPVC door with frosted glass panels and numbered top panel. There is modern flooring and the hallway opens up to the dining area, and there are stairs to the first floor landing.

Dining area

The dining area could also be used as a lounge if needed, but adjoins the kitchen, so is certainly suitable for a dining area. There are built-in cupboards, an under stairs storage cupboard and a uPVC double glazed window. In addition to leading to the kitchen, the dining area opens to the lounge.

Lounge

The lounge benefits from a pebble effect electric fire, set on a hearth with matching surround. There is a uPVC double glazed window to the front.

Kitchen

Incorporating a range of wall and base units, with a complementary worktop and tiled splash back. There is a stainless steel sink with draining board, set below a large, uPVC double glazed window. The kitchen has a built-in electric oven and grill with a separate gas hob. There is plumbing for a washing machine and space for a tumble dryer. A half glazed uPVC door leads out to the exterior.

First floor landing

The spacious landing boasts a two door built in cupboard which provides excellent storage. Leads to both bedrooms, the bathroom and there are stairs to the loft room.

Bedroom one

A spacious double bedroom with a uPVC double glazed window to the front.

Bedroom two

A second, generously sized room with a uPVC double glazed window that looks out to the rear.



Bathroom

A spacious, first-floor, four piece bathroom suite comprising of a bath and large shower cubicle. There is a toilet and pedestal hand wash basin. The bathroom has wooden panelling, partially tiled walls and a uPVC double glazed frosted window.

Loft room

There are stairs leading up to the loft room which benefits from a skylight.

Exterior

At the rear of the property, there is a yard which benefits from an outside tap and leads to a garden area. The garden area is largely laid to lawn and is fenced around with gated access.



TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



