

GROUND FLOOR

Entrance Hall

Lounge/Diner
4.77m (15'8") x 4.43m (14'6") max

Kitchen
2.60m (8'6") max x 2.37m (7'9")

FIRST FLOOR

Landing

Bedroom 1
3.73m (12'3") x 2.59m (8'6")

Bedroom 2
2.70m (8'10") x 2.69m (8'10")

Bathroom

OUTSIDE

The property benefits from an allocated off road parking space. The property has an outside storage cupboard located by the front door which currently houses the gas boiler.

FURTHER INFORMATION

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

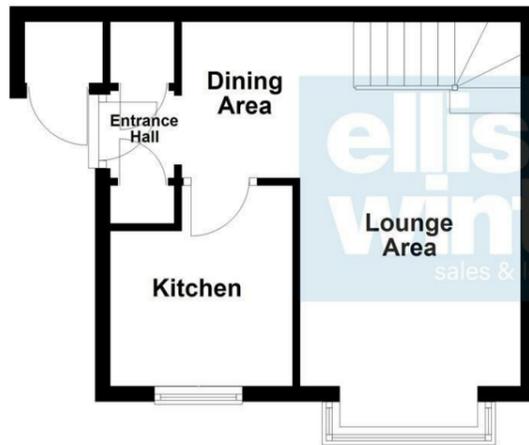
Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

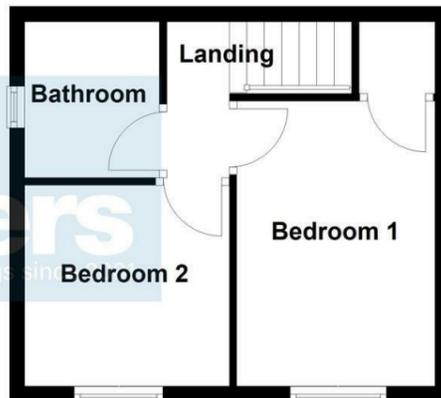
Ground Floor

Approx. 26.9 sq. metres (289.8 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.1 sq. feet)



Total area: approx. 52.6 sq. metres (566.0 sq. feet)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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£200,000
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PROPERTY SUMMARY

Offered with No Forward Chain, this freehold home is perfect as a first-time purchase. The accommodation includes two bedrooms, a lounge/diner, kitchen, and a first-floor bathroom. The property also benefits from off-road parking, gas radiator central heating and uPVC double glazing.

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