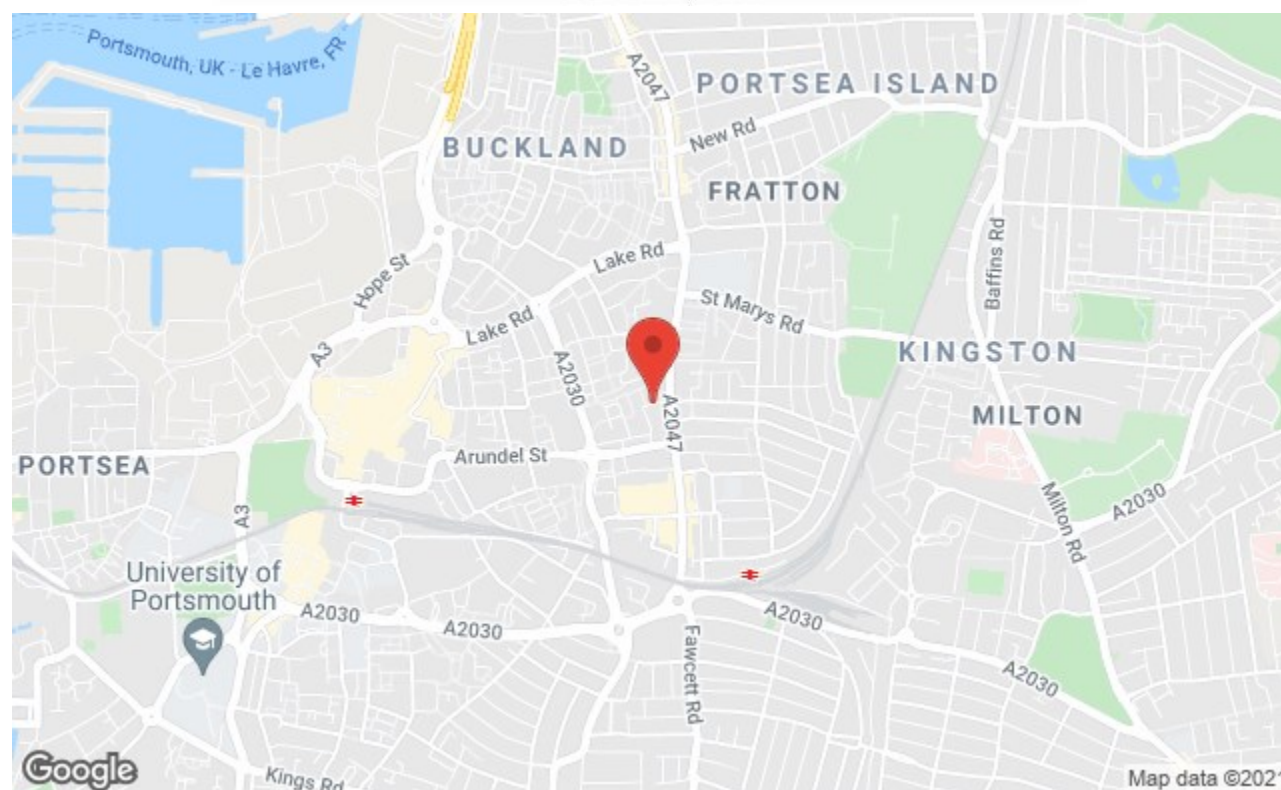


TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.7 SQ.M.)

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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## HIGHLIGHTS

- ❖ ALLOCATED PARKING
- ❖ MODERN FINISH
- ❖ DOUBLE GLAZING
- ❖ CENTRAL HEATING
- ❖ TWO DOUBLE BEDROOMS
- ❖ SHORT WALK TO CITY CENTRE
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ CLOSE TO SHOPS
- ❖ GREAT INVESTMENT POTENTIAL
- ❖ IDEAL FIRST TIME BUY

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# PROPERTY INFORMATION

## KITCHEN/LOUNGE

14'07" x 14'01" (4.45m x 4.29m)

Carpeted flooring, UPVC double glazed windows to front elevation, smooth walls and ceiling, kitchen area, matching wall and base units, stainless steel sink with draining board, space for fridge freezer and washing machine, overhead extractor fan, vinyl flooring, four ring electric hob over oven.

## BATHROOM

Vinyl flooring, three piece bath suite, Bath with shower over, low level w/c and hand wash basin, tiled flooring, smooth walls and ceiling, glass shower screen.

## BEDROOM ONE

11'03" x 8'09" (3.43m x 2.67m)

Carpet flooring, smooth walls, 1x radiator, UPVC double glazed window to rear, smooth and coved ceiling.

## BEDROOM TWO

12'0" x 12'0" (3.66 x 3.66)

Carpet flooring, smooth walls, 1x radiator, UPVC double glazed window to rear, smooth and coved ceiling.

## REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable

removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	73
EU Directive 2002/91/EC		



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