



Cranham Square

Marden TN12 9TG

Guide Price £212,000



COUNTRY HOMES

Marden TN12 9TG

Nestled in the charming area of Cranham Square, Marden, this delightful ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 633 square feet, this older property, built in the 1970's, boasts a warm and inviting atmosphere that is sure to appeal to a variety of buyers.

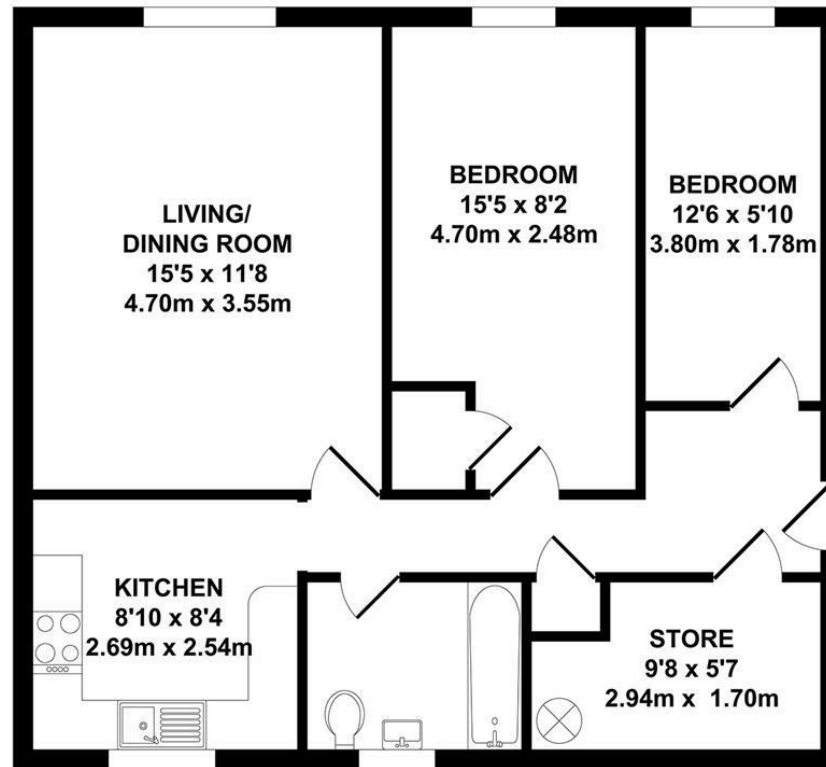
The flat features a spacious reception room, ideal for both relaxation and entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or professionals seeking a comfortable living environment. The bathroom is thoughtfully designed, providing a practical yet stylish space for daily routines.

One of the standout features of this property is the dedicated parking space, a valuable asset in today's busy world. Residents will appreciate the ease of access to local amenities, with shops, schools, and transport links all within close proximity, making daily life both convenient and enjoyable.

This flat presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of a well-maintained home. Whether you are a first-time buyer, a young family, or an investor, this property is well worth considering. Embrace the chance to make this charming flat your new home in the heart of Marden.

- Well presented purpose built flat
- Generous size sitting room
- Family bathroom
- Contemporary kitchen
- Allocated parking
- Walking distance to Marden train station
- Local amenities close by
- Two bedrooms
- Ideal first time buy
- Viewing highly encouraged





TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.79 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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Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

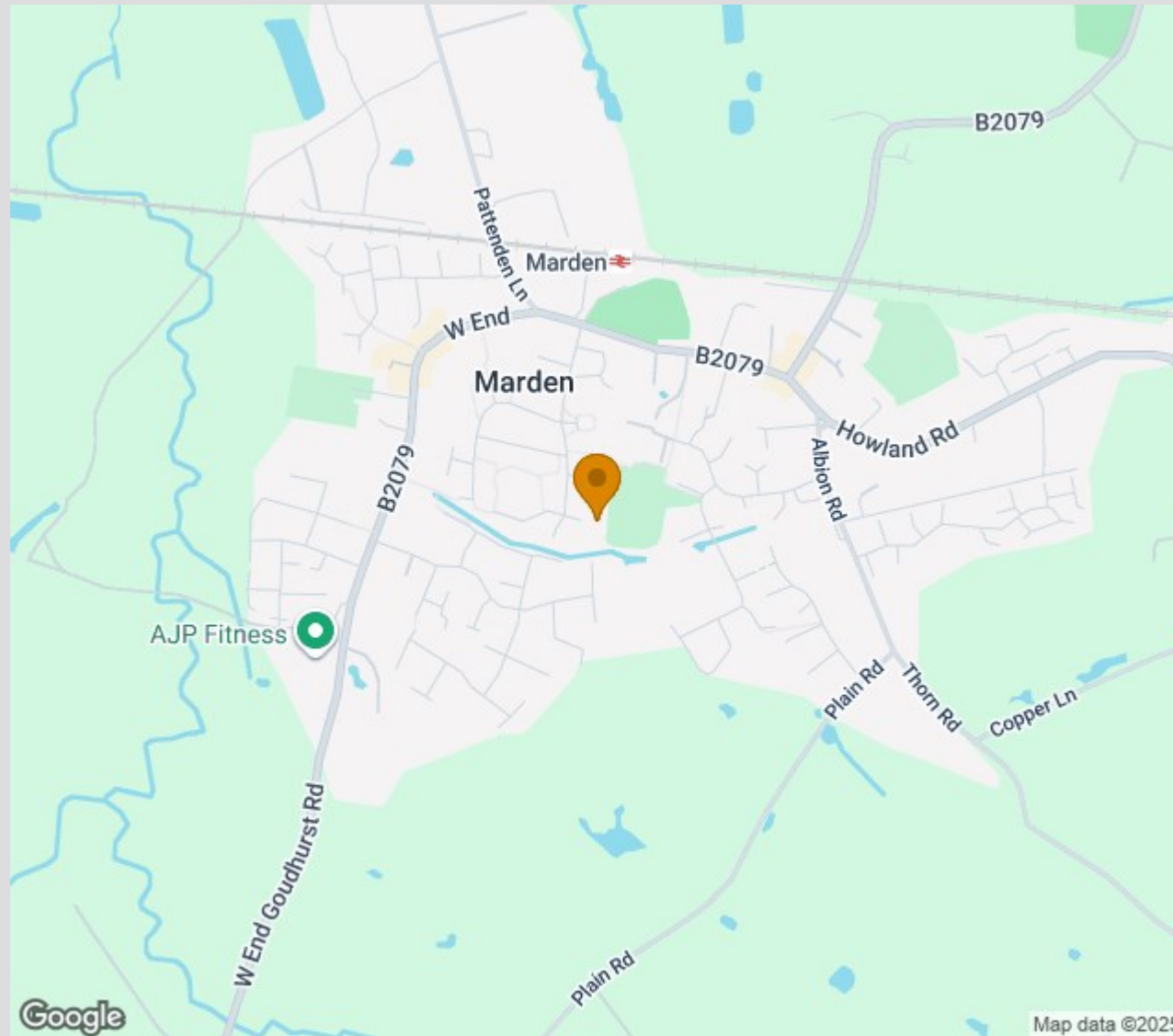




Location Map

Tenure: Leasehold

Council tax band: B



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