



- 2 Bed Upper Flat
- Lounge
- Gas CH & SUDG
- Excellent Investment

- Well Presented
- Fitted Kitchen
- Convenient for Amenities

- Fabulous Garden to Side
- Bathroom/WC with Shower
- Great First Purchase

This 2 bedroomed semi detached upper flat enjoys a fabulous, private and generous side garden and is conveniently located for local amenities. With gas fired central heating and sealed unit double glazing, stairs lead from the Entrance Hall to the First Floor Landing. The Lounge is to the front, has access to the loft and is open to the Kitchen, fitted with wall and base units, with sink unit, round edged work surfaces and extractor hood over the cooker area. Bedroom 1 is to the front, with Bedroom 2 to the rear. The Bathroom/WC is fitted with a low level wc, vanity unit with wash basin and mirror fronted cabinet over, panelled bath with electric shower over, folding shower screen, panelled walls and chrome towel warmer.

Externally, the Side Garden is particularly generous, with lawns, superb collection of plants and shrubs to the borders and 2 sheds.

This property makes a good first purchase or an investment and is well placed for local amenities, along with road and public transport links into the city and other surrounding areas.

Entrance Hall

First Floor Landing

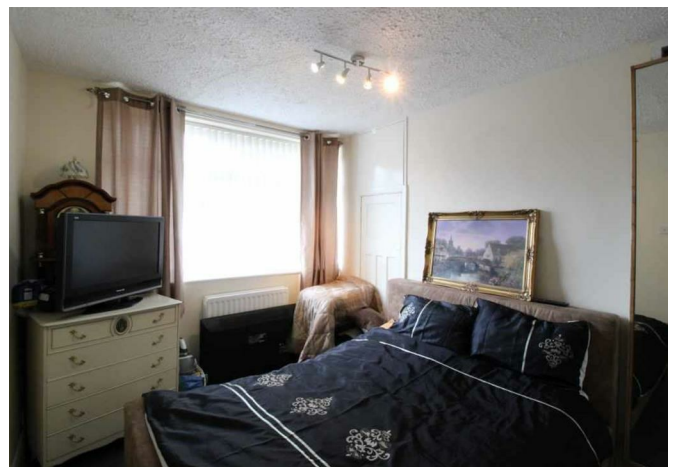
Lounge 14'6 x 10'8 (4.42m x 3.25m)

Kitchen 8'8 x 6'8 (2.64m x 2.03m)

Bedroom 1 13' x 10'3 (3.96m x 3.12m)

Bedroom 2 12'6 x 9'3 (3.81m x 2.82m)

Bathroom/WC 8'6 x 4'10 (2.59m x 1.47m)



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.