



- **Energy Rating - C**
- **Double Driveway Providing Off Street Parking**
- **Light Airy & Modern Throughout**
- **Close To Local Amenities**

- **Two Bedroom Home**
- **UPVC Double Glazed & Gas Central Heating**
- **Kitchen/Diner**
- **Perfect For First Time Buyers**

Welcome to this beautifully presented two bedroom home. Set on Gilda Crescent, it enjoys a wonderfully convenient position with bus routes into the city centre and beyond just a short stroll away, along with easy access to local amenities.

This is a fantastic option for first time buyers looking for comfort, practicality and a touch of style. The property has been carefully maintained and offers a well considered layout, featuring a warm and inviting lounge and a modern kitchen diner complete with built in oven and hob.

Upstairs, you will find two well proportioned double bedrooms, with bedroom one benefiting from built in wardrobes, along with a family bathroom fitted with a shower over the bath.

The home also enjoys modern comforts including UPVC double glazing and efficient gas central heating via a combination boiler. At the front, a double driveway provides valuable off street parking.

To the rear, the garden, accessed from the kitchen diner, is arranged with patio and AstroTurf for low maintenance living, creating a lovely space to relax or entertain.

In short, this is an easy home to settle into and a wonderful opportunity for anyone starting out on their home ownership journey.

Living Room 12'8" max x 11'6" (3.88 max x 3.51)

Kitchen/Dining Room 15'9" x 9'6" max (4.81 x 2.90 max)

Bedroom One 12'8" x 11'5" max (3.88 x 3.49 max)

Bedroom Two 9'6" x 9'5" (2.91 x 2.88)

Bathroom 5'10" x 5'2" (1.79 x 1.60)

Tenure Status - Freehold

Council Tax - Band B



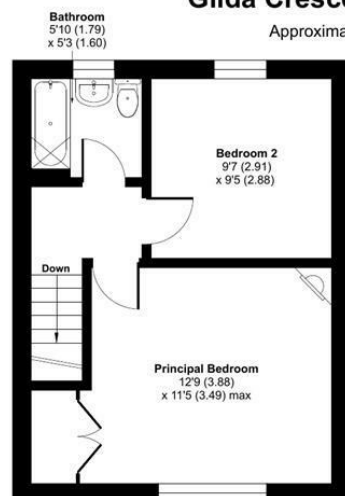




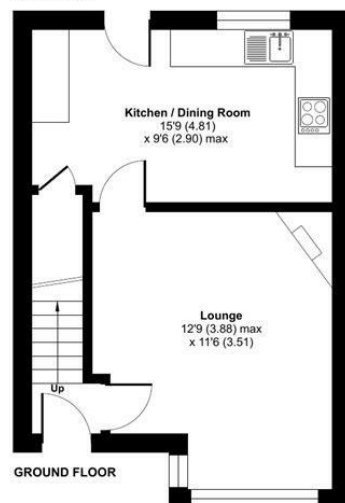




For identification only - Not to scale



FIRST FLOOR



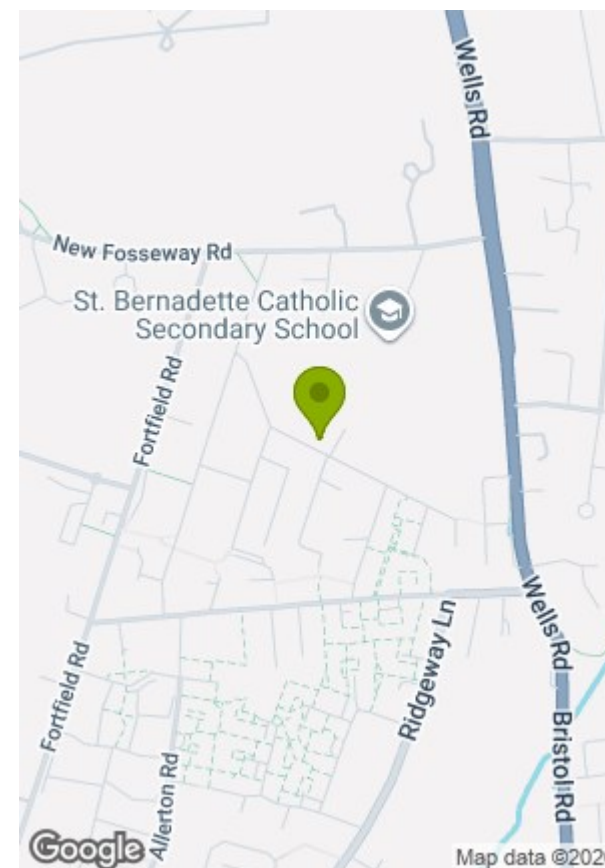
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwoods Property Centre. REF: 1388282

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			

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