



## Edward Street, Acre, BB4 5AY

£115,000

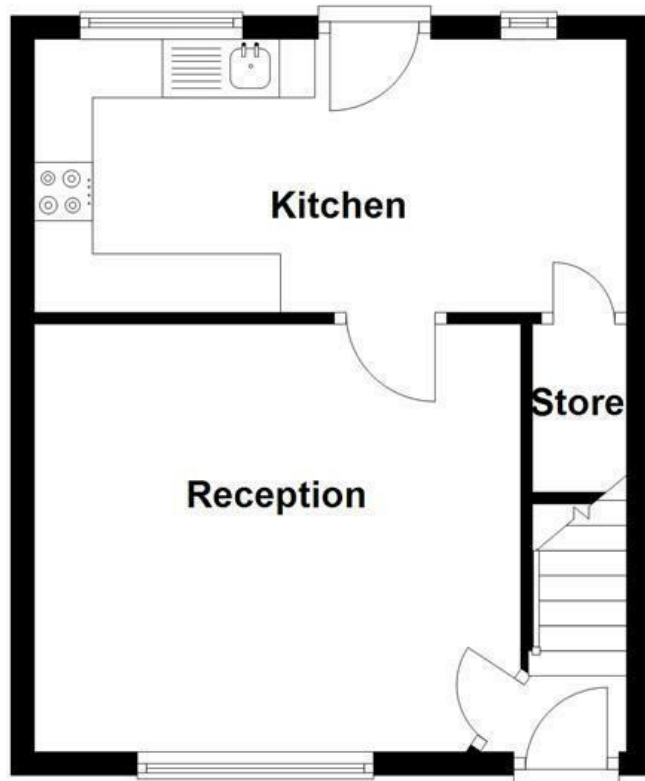
TWO BEDROOM TERRACED PROPERTY SOLD WITH NO CHAIN DELAY AND BURSTING WITH POTENTIAL

Nestled on Edward Street in the charming area of Acre, this mid-terraced house presents an excellent opportunity for both first-time buyers and seasoned investors alike. The property boasts two well-proportioned bedrooms, providing ample space for comfortable living. The generous reception room is perfect for relaxation or entertaining guests, while the kitchen and dining area offer a practical space for family meals and gatherings.

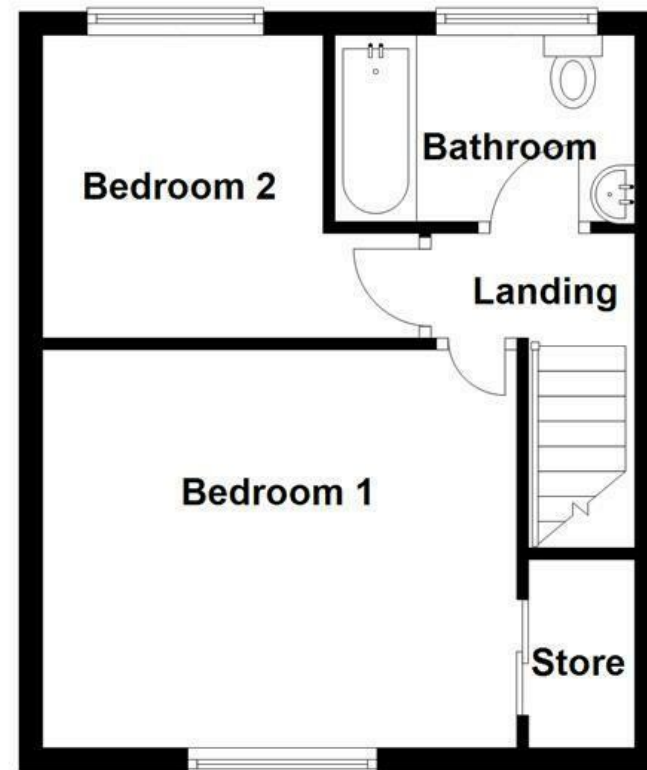
The three-piece bathroom suite adds to the functionality of the home, ensuring that all essential amenities are readily available. This property is a blank canvas, bursting with potential, allowing you to personalise and transform it to suit your tastes and lifestyle.

Being sold with no chain delay, this home is ready for you to move in without the hassle of waiting. Whether you are looking to invest or seeking a new place to call home, this property on Edward Street is an ideal choice. Don't miss out on the chance to make this house your own.

**Ground Floor**  
Approx. 30.9 sq. metres (332.5 sq. feet)



**First Floor**  
Approx. 30.9 sq. metres (333.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Mid Terrace Property Bursting With Potential
- Two Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Investment Opportunity
- Enclosed Rear Yard
- On Street Parking
- No Chain Delay
- Freehold
- Council Tax Band A
- EPC Rating D

## Ground Floor

### Hallway

3'3 x 3'2 (0.99m x 0.97m)

### Reception Room

13'8 x 12 (4.17m x 3.66m)

### Kitchen

16'8 x 7'8 (5.08m x 2.34m)

## First Floor

### Landing

9'2 x 5'7 (2.79m x 1.70m)

### Bedroom One

13'7 11'2 (4.14m x 3.40m)

### Bedroom Two

10'7 x 8'7 (3.23m x 2.62m)

### Bathroom

7'7 x 5'6 (2.31m x 1.68m)



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