



**£119,950**

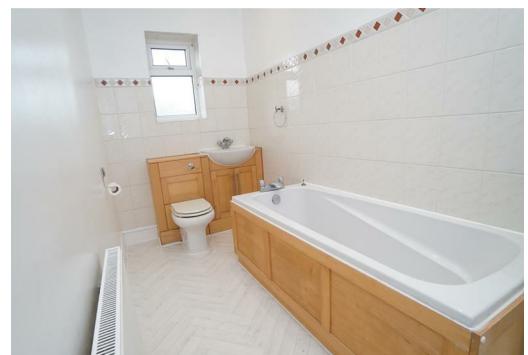
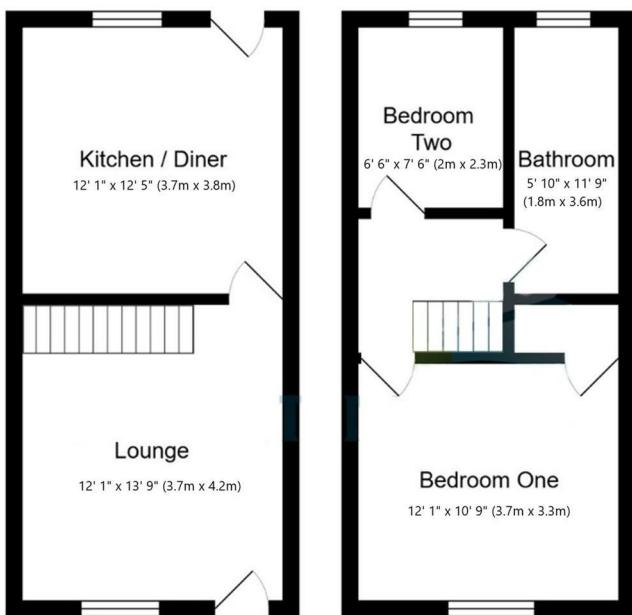
\*TWO BEDROOMS\* \*NO CHAIN\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\* \*WELL PRESENTED\* \*USEFUL CELLAR STORAGE\* \*REAR GARDEN\*  
\*CLOSE TO VILLAGE AMENITIES\* \*NEW BOILER\*

Townend Estate Agents offer for sale this well-presented mid-terrace house, providing an excellent opportunity for both first-time buyers and savvy investors. The property boasts two inviting bedrooms, providing ample space for relaxation and rest. The single reception room is a warm and welcoming area, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the useful cellar store, offering additional storage options that can be invaluable in urban living. The property also includes a delightful garden to the rear, a lovely outdoor space where one can unwind, enjoy a morning coffee, or host summer barbecues. With its appealing layout and practical amenities, this house is not only a comfortable residence but also a promising investment opportunity in a sought-after location. Whether you are looking to make your first step onto the property ladder or seeking a reliable addition to your investment portfolio, this home on Mount Avenue is certainly worth considering.

Ask us about....





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus)			
B (81-91)	A		
C (69-80)	B		
D (55-68)	C		
E (39-54)	D		
F (21-38)	E		
G (1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.