



£175,000

TWO BEDROOMS *QUIET CUL-DE-SAC LOCATION* *IDEAL FOR FIRST TIME BUYERS & INVESTORS* *GARAGE* *DRIVEWAY PARKING* *GARDEN*
CLOSE TO LOCAL SCHOOLS & AMENITIES *WELL PRESENTED*

Nestled in the tranquil cul-de-sac of Scholars Walk, this charming semi-detached house presents an excellent opportunity for first-time buyers and landlords alike, with landlords looking at a return of around £850pcm. With two comfortable bedrooms, this home offers ample space for individuals or small families. Originally featuring a master en-suite, this has been removed for extra storage, but could easily be re-installed, depending on the purchaser's requirements. The property is well presented, showcasing a blend of modern living and traditional charm, making it a delightful place to call home.

For those with vehicles, the property provides parking driveway parking for two vehicles, as well as a garage, ensuring that parking is never a concern. The pleasant rear garden adds to the appeal, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. This property is ideally situated in a quiet area, providing a peaceful retreat while still being within reach of local amenities. Whether you are looking to make your first step onto the property ladder or seeking a sound investment opportunity, this home in Scholars Walk is not to be missed.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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 OF 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.

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