



**£99,000**

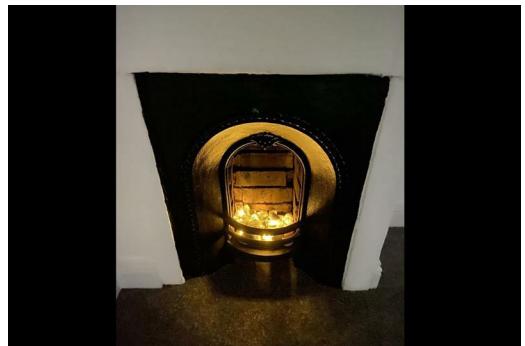
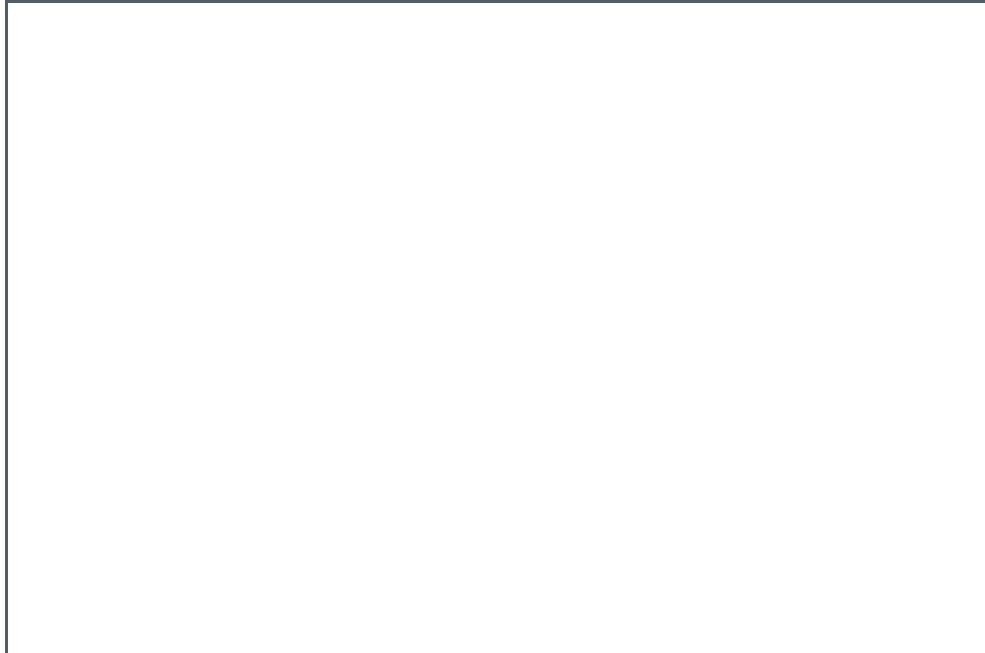
\*NEW PRICE\* \*TWO BEDROOMS\* \*NO CHAIN\* \*MODERNISED THROUGHOUT\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\*  
\*NEW KITCHEN\* \*NEW BATHROOM\* \*NEW DECOR\* \*NEW CARPETS\*

Townend Estate Agents offer for sale this modernised through by light terrace, presenting an excellent opportunity for both first-time buyers and savvy landlords. The property has been thoughtfully updated throughout, featuring a brand-new kitchen and bathroom that blend contemporary style with functionality. The fresh decor enhances the inviting atmosphere, making it a delightful space to call home.

Conveniently located just a stone's throw away from the vibrant city centre, offering easy access to a plethora of amenities, including shops, restaurants, and public transport links. This prime location ensures that residents can enjoy the best of urban living while still benefiting from the comfort of a residential setting. With its modern features and ideal location, this property is not only a perfect starter home but also a promising investment opportunity. Do not miss the chance to view this exceptional townhouse that combines modern living with the convenience of city life.

Ask us about....





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

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

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.

SALES • LETTING

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The Property  
Ombudsman