



£169,950

\*TWO BEDROOMS\* \*NO CHAIN\* \*POPULAR LOCATION\* \*IDEAL FOR FIRST TIME BUYERS\* \*MODERN KITCHEN & BATHROOM\* \*GARDEN\* \*DRIVEWAY PARKING\*

Townend Estate Agents for sale this delightful semi-detached house. Presenting an excellent opportunity for first-time buyers seeking a comfortable and modern home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting reception room offers a warm and welcoming space for relaxation and entertaining guests.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The bathroom has also been tastefully updated, ensuring that you can enjoy a fresh and stylish environment. With no chain involved, this property is ready for you to move in without delay. Outside, the house benefits from a lovely garden, perfect for enjoying the outdoors or hosting summer barbecues. Additionally, there is ample driveway parking for two vehicles, providing convenience for you and your guests.

This property is not just a house; it is a place where you can create lasting memories. With its modern amenities and prime location, it is a fantastic choice for those looking to step onto the property ladder. Do not miss the chance to make this charming home your own.

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