



Perfectly positioned just moments from Norton High Street, this well-presented two-bedroom flat is offered to the market with no forward chain and vacant possession, making it an ideal opportunity for first-time buyers, investors, or downsizers alike.

The property benefits from a rear communal garden, providing a pleasant outdoor space, along with ample off-street parking to the front of the building. Internally, the accommodation is well laid out and comprises a welcoming entrance hallway, a spacious fitted kitchen, and a comfortable lounge ideal for both relaxing and entertaining.

A fixed staircase leads to the upper floor, where there are two generously sized double bedrooms, offering flexible living or home-working space. In addition, further stairs provide access to a useful loft room, adding valuable extra accommodation or storage potential.

Located within easy reach of local shops, amenities, transport links, and the vibrant Norton High Street, this property combines convenience with practical living space.

Please note: the property is leasehold, and terms and conditions apply to the purchase.

Carmel Gardens, Norton, TS20 2TD

2 Bed - Maisonette

£40,000

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold

Carmel Gardens, Norton, TS20 2TD

Entrance

Lounge

12'0" x 13'0" (3.678 x 3.980)



Kitchen

9'1" x 13'0" (2.771 x 3.976)

Bedroom

10'0" x 12'5" (3.072 x 3.796)

Bedroom

10'2" x 9'5" (3.108 x 2.885)



Bathroom

7'4" x 4'6" (2.236 x 1.384)

Loft Room

External

NB

This property is not mortgageable, cash buyers only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC