

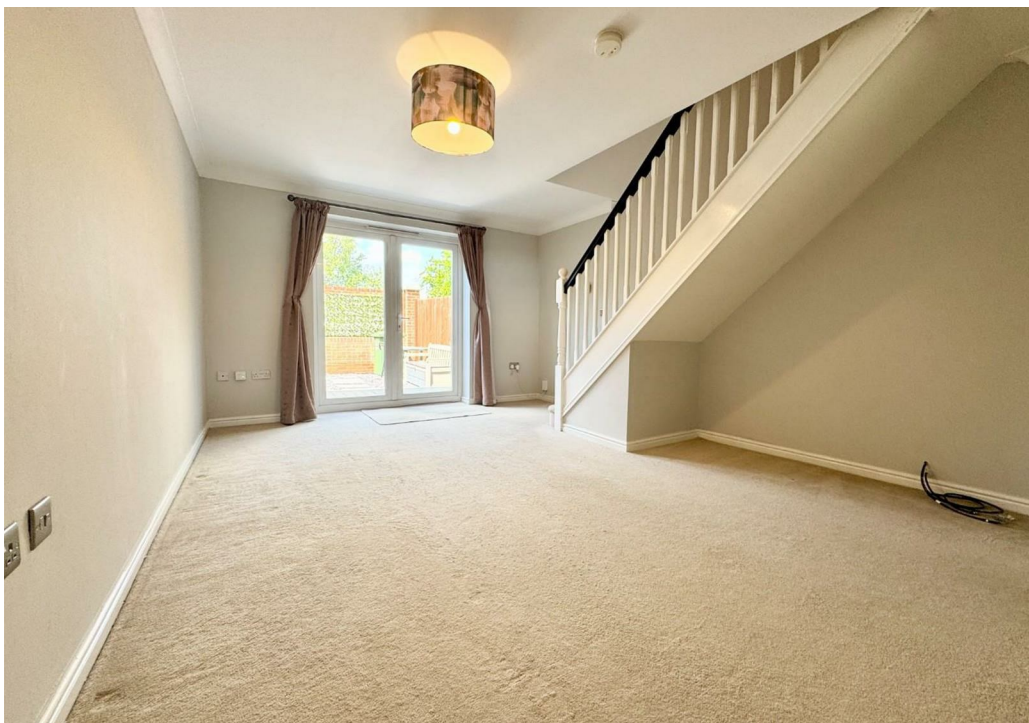


Longleat Walk, Ingleby Barwick, TS17 5BZ
2 Bed - House - End Terrace
£149,950

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



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ESTATE AGENTS



Longleat Walk, TS17 5BZ

- ** NO ONWARD CHAIN **
- ** IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY **
- ** OVERLOOKING ATTRACTIVE GREEN SPACE **

Offered for sale with NO ONWARD CHAIN, this well-presented two-bedroom end-terrace property is an ideal purchase for first-time buyers, investors, or those looking to downsize. Situated in the highly sought-after Broomhill area of Ingleby Barwick, the home enjoys attractive open views across the green to the front and is within easy walking distance of local shops, schools and everyday amenities.

The accommodation briefly comprises an entrance hallway leading into a generous and welcoming lounge, a modern fitted kitchen complete with integrated appliances, and a convenient ground floor W/C. To the first floor are two well-proportioned bedrooms, with the master bedroom benefiting from a useful built-in storage cupboard, together with a contemporary three-piece family bathroom featuring an over-the-bath shower.

Externally, the property boasts a low-maintenance, west-facing rear garden, perfect for enjoying the afternoon and evening sun, along with two allocated parking spaces.

Ideally positioned for commuters, the property offers excellent transport links to the A66, A19 and A174, making it a fantastic opportunity for a wide range of buyers.



GROUND FLOOR

Entrance
8'9" x 3'5" (2.69m x 1.05m)

Lounge
15'6" x 12'0" (4.74m x 3.67m)

Kitchen
8'9" x 5'1" (2.67m x 1.55m)

WC
5'5" x 2'11" (1.66m x 0.91m)

FIRST FLOOR

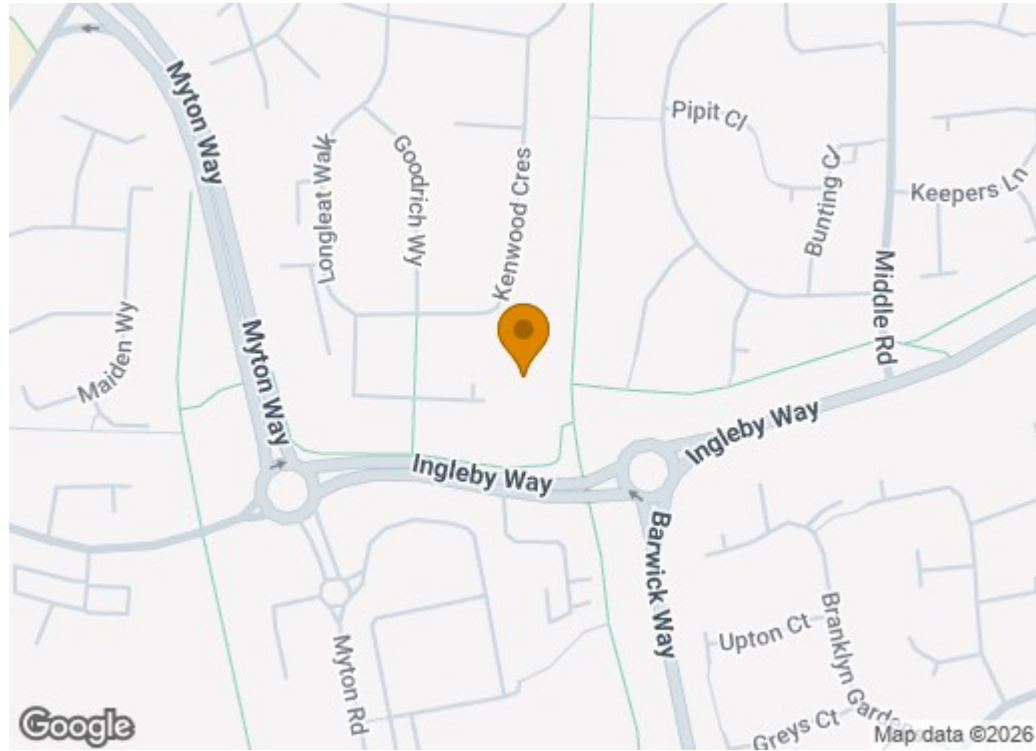
Landing
3'2" x 6'5" (0.98m x 1.97m)

Bedroom 1
12'11" x 8'5" (3.95m x 2.59m)

Bedroom 2
11'6" x 6'7" (3.51m x 2.01m)

Bathroom
8'0" x 5'2" (2.45m x 1.60m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(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		

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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