



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

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



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## Longleat Walk, TS17 5BZ

**\*\* NO ONWARD CHAIN \*\***

**\*\* IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY \*\***

**\*\* OVERLOOKING ATTRACTIVE GREEN SPACE \*\***

Occupying a pleasant position within the ever-popular Broomhill area of Ingleby Barwick, this well-presented two-bedroom terraced home enjoys attractive views over a beautiful green space and is offered to the market with NO ONWARD CHAIN.

Perfectly suited to first-time buyers, downsizers or investors alike, the property offers well-proportioned accommodation throughout, with similar properties currently achieving rental incomes of approximately £800 per calendar month.

The accommodation briefly comprises an entrance hall leading into a spacious lounge, providing an excellent space for relaxing and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The modern fitted kitchen is well equipped with a range of appliances included within the sale, while a convenient ground floor WC completes the downstairs accommodation.

To the first floor are two generous double bedrooms, with the master bedroom benefiting from a useful built-in storage cupboard. A modern three-piece family bathroom serves both bedrooms.

Externally, the property enjoys a low-maintenance gravelled rear garden, ideal for those seeking easy upkeep, together with 2 allocated parking spaces. To the front, the property benefits from attractive open green space, enhancing both the outlook and sense of privacy.

Ideally positioned close to highly regarded schools and within walking distance to the local shops and everyday amenities, the property also offers excellent commuter links with easy access to the A66, A19 and A174.

Early viewing is highly recommended to appreciate the location, outlook and value this property has to offer.



### GROUND FLOOR

#### Entrance

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

#### Lounge

12'0" x 15'6" (3.68m x 4.73m)

#### Kitchen

5'1" x 8'10" (1.57m x 2.70m)

#### WC

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

### FIRST FLOOR

#### Landing

6'4" x 3'6" (1.95m x 1.08m)

#### Bedroom 1

8'7" x 12'10" (2.64m x 3.93m)

#### Bedroom 2

6'8" x 11'6" (2.05m x 3.51m)

#### Bathroom

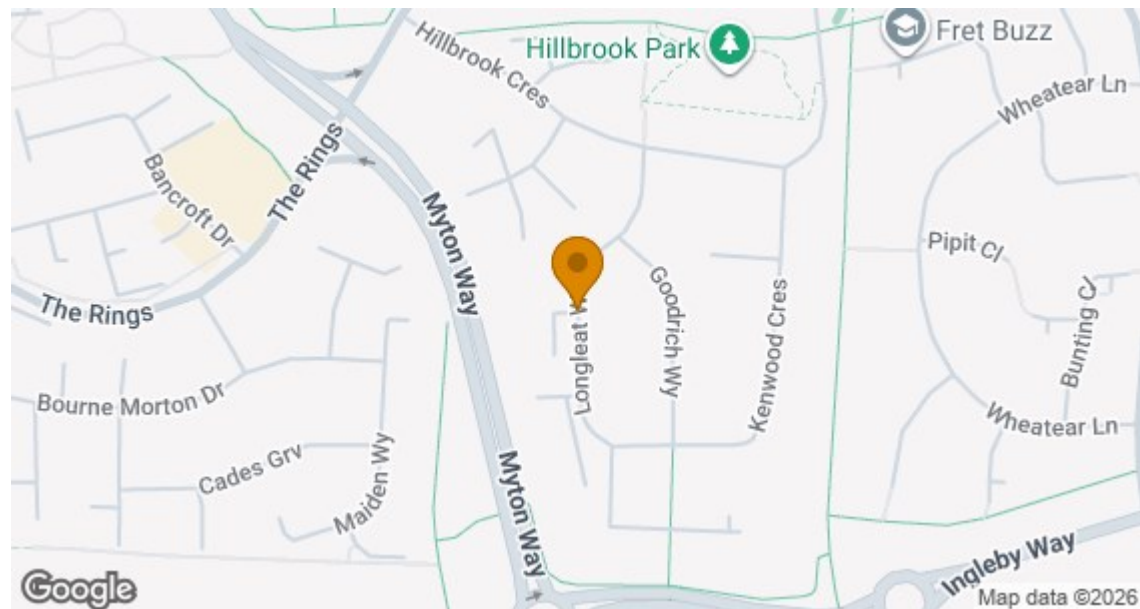
5'2" x 7'8" (1.60m x 2.35m)

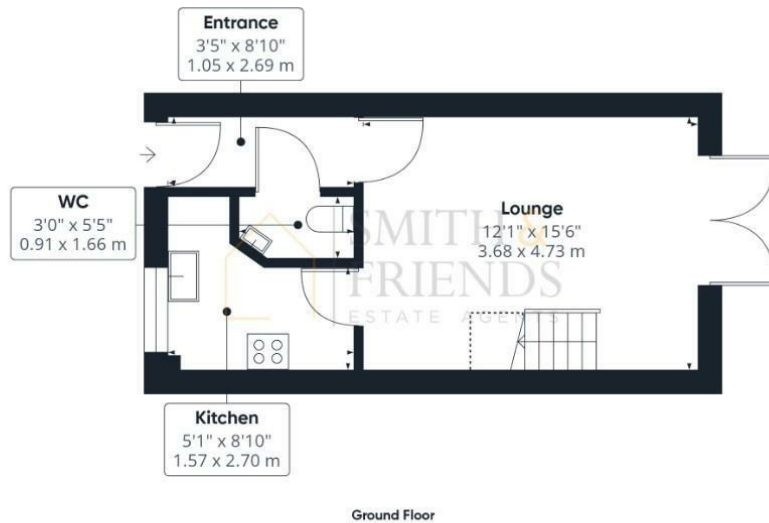




## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		





Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

559 ft<sup>2</sup>  
51.9 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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