





**£235,000**

Located on the sought-after modern development of Newton Leys is this rarely available **FREEHOLD** two-bedroom **DETACHED** coach house which is being offered for sale with no upper chain. The property boasts an oversized garage, open planned living accommodation, a family bathroom and en-suite to the main bedroom. This property is an ideal first time buy or investment. View now to avoid disappointment

# Property Description

## ENTRANCE

Composite door to:

## ENTRANCE HALL

Stairs rising to first floor, radiator.

## LOUNGE/DINING ROOM

Double glazed doors to Juliet balcony. Two radiators.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface and upstand over, integrated gas hob and oven with extractor over and washing machine; space for fridge freezer, wall-mounted boiler, one and a half bowl stainless steel sink with mixer tap.

## LANDING

Doors to bedrooms, bathroom and open plan living, radiator.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

## EN-SUITE

Shower cubicle, wash hand basin, low level WC, part tiled walls, radiator.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BATHROOM

Panelled bath with shower attachment over and mixer tap, part tiled walls, radiator, low level WC, wash hand basin, extractor fan.

## OUTSIDE

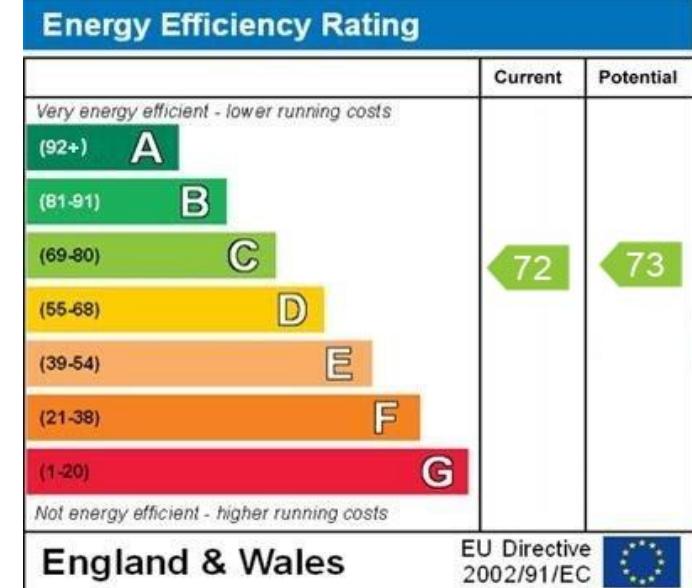
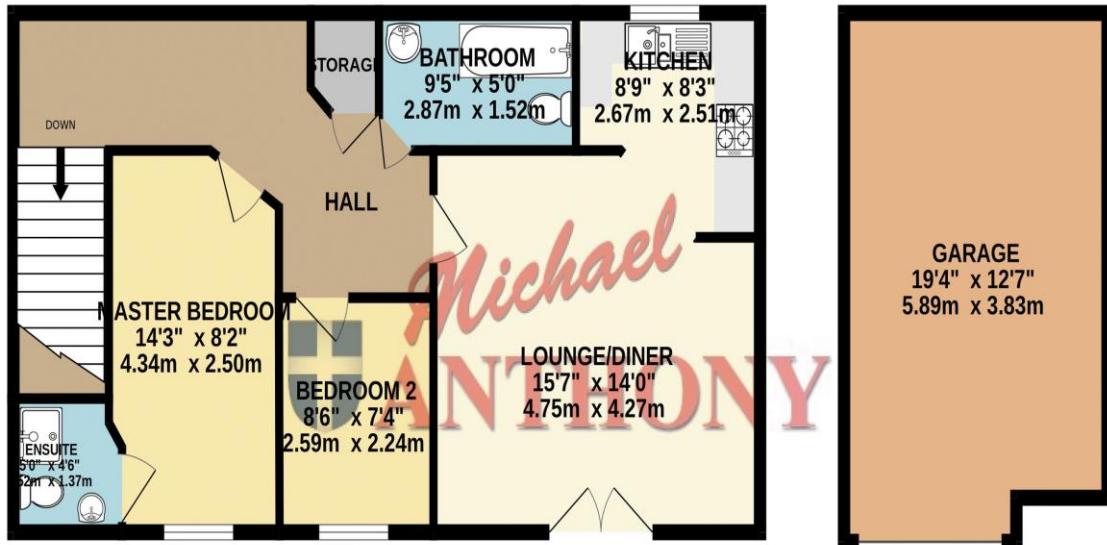
### GARAGE/PARKING

Garage with up and over door. Allocated parking for two cars.

### FRONT GARDEN

Path to front door.

GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents