





**Offers in Excess of
£250,000**

Located on the sought-after modern development of Newton Leys is this two-bedroom Coach House. The property boasts an open plan lounge/diner/kitchen area, family bathroom and main bedroom with an en-suite, and offers an allocated parking space to the rear.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Stairs rising to first floor.

OUTSIDE

PARKING

Off road parking to the rear.

KITCHEN/LOUNGE/DINING ROOM

Double glazed windows to front and rear aspects. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, integrated: fridge freezer, dishwasher, washing machine, oven and hob with extractor fan; one and a half bowl stainless steel sink with mixer tap, two radiators, wall-mounted boiler.

BEDROOM ONE

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

EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, shower cubicle, part tiled walls, radiator.

BEDROOM TWO

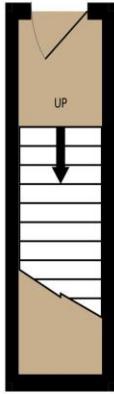
Double glazed window to front aspect. Radiator.

BATHROOM

Low level WC, pedestal wash hand basin, bath with power shower over, heated towel rail, part tiled walls.

GROUND FLOOR
55 sq ft (5.1 sq.m) approx.

FIRST FLOOR
597 sq ft (55.4 sq.m) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.5 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.
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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.

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Energy Efficiency Rating

