



SUMMARY

- EPC Rating E
- Ground Floor Flat
- Modern Kitchen and Bathroom
- Private Rear Yard and Front Garden
- Close to City Centre
- Two Bedrooms
- No Upward Chain
- Vacant Possession



****GROUND FLOOR FLAT** TWO BEDROOMS** VACANT POSSESSION**FREEHOLD****

Recently refurbished to a very high standard throughout this modern, self-contained flat, would be ideal for a first time buyer or those looking for an investment opportunity. Benefiting from a private entrance with its own front door, gas central heating, alarm, double glazing and off street parking. The accommodation includes lounge, two bedrooms, modern kitchen and bathroom and private rear yard and front garden, it also retains some of the original features including fireplaces and solid wood flooring and stripped doors, giving the property a period feel with modern conveniences. In addition the freehold for the building is being sold with the flat, giving the opportunity of future potential earnings from the lease renewal. Not to be missed this excellent property is offered with no upward chain.





ACCOMMODATION

Entrance Hall

Kitchen 14' 5" x 10' 4" (4.382m x 3.142m)

A modern, recently fitted kitchen, with a range of high gloss base and wall units with contrasting work surfaces, space for oven and washing machine. In addition there is a dining area.

Rear Lobby

Bathroom 6' 10" x 4' 10" (2.091m x 1.462m)

White suite with panel bath with shower attachment and wash hand basin.

WC 5' 4" x 2' 6" (1.617m x 0.767m)

WC.

Outside

Externally there is an enclosed yard to the rear with a roller shutter door providing off street parking. To the front of the property are two private town gardens solely for use by the owner.

Lounge 17' 1" x 11' 10" (5.218m x 3.617m)

A spacious room, retaining some of the original features, including a feature fireplace with decorative surround carved wood hearth, solid wood flooring and bay window over looking the enclosed front garden.

Bedroom One 14' 8" x 13' 4" (4.471m x 4.057m)

A spacious double bedroom with solid wood flooring, and feature fire place with marble hearth. Rear facing.

Bedroom Two 12' 8" x 5' 9" (3.868m x 1.741m)

Single bedroom, front facing with wood effect flooring.

