- Two Bedroom
  Terraced
  House
- No Chain
- Modern

**Neutral Decor** 

**Throughout** 

Stunning

Kitchen and

**Bathroom** 

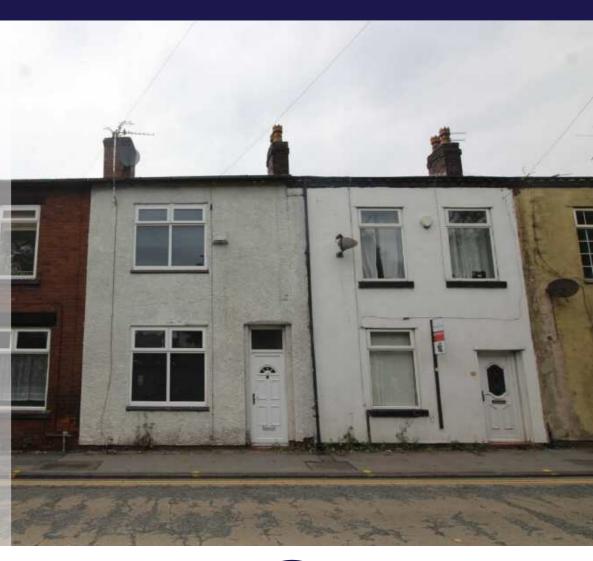
Close To

Westleigh

**Park** 

**EPC** Rating:

**TBC** 



# **Borron Shaw**

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NO CHAIN - MODERN INTERIOR - NEUTRAL DECOR - STUNNING KITCHEN & BATHROOM -REAR YARD WITH DOUBLE GATES FOR OFF ROAD PARKING - GREAT FOR FIRST TIME BUYERS - CLOSE TO WESTLEIGH PARK -**VIEWINGS ARE ESSENTIAL** 

Borron Shaw are pleased to offer this two bedroom terraced house for sale situated close to Westleigh Park. It comprises of:- Entrance Vestibule, Lounge, Kitchen/Diner, Landing, Two Bedrooms and a Bathroom. It is a great buy for first time buyers. It benefits from UPVC double glazing throughout, is warmed by gas central heating and has double gates into the yard that provide off road parking.

Please call early to book viewings to avoid disappointment.

## **Entrance Vestibule**

UPVC entrance door leading into the vestibule.

Lounge 14'9" x 13'3" (4.50m x 4.04m)

UPVC double glazed window, two radiators, laminate flooring.

# Kitchen/Diner 14'9" x 14'8" (4.50m x 4.47m)

Spacious, modern kitchen fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, stainless steel sink unit with drainer and mixer tap, built in electric oven and hob with stainless steel chimney vent over, combination boiler, plumbed for washing machine, radiator, laminate flooring, UPVC double glazed window and rear door into the yard.

# Landing

Loft access.

Bedroom One 14'9" x 10'7" (4.50m x 3.23m) UPVC double glazed window, radiator.

Bedroom Two 17'9" x 7'4" (5.41m x 2.24m) UPVC double glazed window, radiator.

**Bathroom** 

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UPVC double glazed window, I-shaped panel bath, step in shower cubicle, vanity unit housing the hand wash basin, inset spotlights, radiator.

# **Exterior**

Front: Flush fronted.

Rear: Rear yard with double gates allowing for off

road parking.







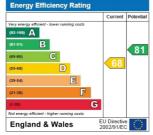


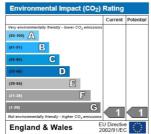














#### **MEASUREMENTS**

All measurements quoted are approximate.

## TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

#### **INTERNAL PICTURE**

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## **FIXTURES, FITTINGS & APPLIANCES**

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

#### **GENERAL DISCLAIMER**

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

### **MARKET APPRAISAL**

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

#### **VIEWINGS**

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT www.borronshaw.co.uk, www.rightmove.co.uk & www.propertyfinder.com

