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- MID TOWN HOUSE
- FRONT & REAR GARDENS
- EPC RATING D

- TWO BEDROOMS
- VIEWING ADVISED

## SUMMARY

\*\* MID TOWN HOUSE, TWO BEDROOMS, WELL PRESENTED ACCOMMODATION, EXTENSION WITH BI FOLD DOORS, FRONT & REAR GARDENS, VIEWING ADVISED, EPC RATING D \*\*

## FULL DESCRIPTION

A well presented two bedroom mid town house offering accommodation usually favoured by first time buyers/downsizers, pleasantly situated backing onto fields on the outskirts of Wilsden Village. This property is well worthy of a viewing and has accommodation briefly comprising - Ground Floor - Entrance porch, fitted kitchen which includes a range of fitted wall and base units, complimentary work surfaces and tiled splash backs. The spacious through lounge has a bay window to the fore and a contemporary wood burning stove set in feature fireplace. Double opening French doors lead through to an extension where bi-fold doors lead through to the properties rear garden.

First Floor - Landing with boiler / storage cupboard, two double bedrooms and the stylish house bathroom which includes a fitted three piece suite in white comprising bath with rain head shower over and glazed screen, pedestal hand basin and low suite w.c.

Stairs from the landing lead up to a loft room with Velux window (no building regs).

Gas central heating (Boiler installed 2024) and double glazing.

Externally the property has a gated, landscaped fore garden with lawn areas, patio and paved pathway. Rear garden.

EPC Rating D

Any floor plans are for guidance and illustrative purposes only. While we strive for accuracy, we cannot guarantee the precise layout, dimensions, or details shown. Any measurements or boundaries should be verified through the title deeds. We accept no liability for any loss or damage arising from reliance on this information.



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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