

£225,000  
Freehold



**THOMAS CONNOLLY**  
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## Summary of Property

Thomas Connolly Estate Agents are delighted to present this immaculately presented one/two bedroom townhouse situated in the popular location of Peartree Bridge which offers close proximity to the CMK Shopping Centre, train station and local shops and amenities.

The accommodation in brief comprises; ground floor - entrance hall, newly decorated sitting room/bedroom two, cloakroom and shower room. The first floor offers an open plan kitchen / sitting room with its own balcony. The second floor is dedicated to the master bedroom with its own en-suite shower room and storage area. This property also benefits from driveway parking for one vehicle.

Please note that the seller is a staff member of Thomas Connolly.

Please contact us for further information or to confirm your viewing appointment.

# Room Descriptions

## GROUND FLOOR

### ENTRANCE HALL

### SITTING ROOM / BEDROOM TWO

10' 6" x 7' 5" (3.20m x 2.26m)

### SHOWER ROOM

### CLOAKROOM

## FIRST FLOOR

### OPEN PLAN KITCHEN / SITTING ROOM

17' 1" x 10' 7" (5.21m x 3.23m)

### BALCONY OFF SITTING ROOM

## SECOND FLOOR

### BEDROOM ONE

11' 4" x 10' 7" (3.45m x 3.23m)

### EN-SUITE SHOWER ROOM

## EXTERIOR

### DRIVEWAY PARKING FOR ONE VEHICLE

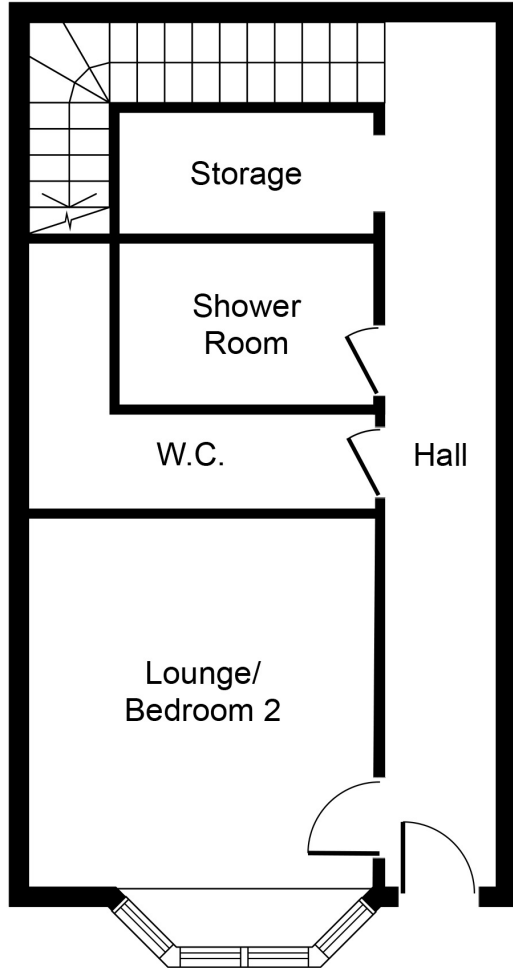
## PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

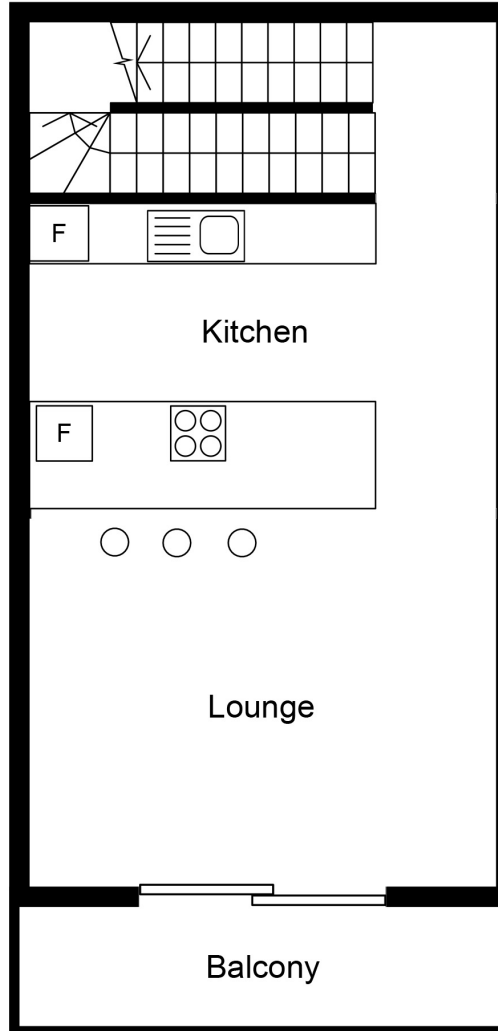


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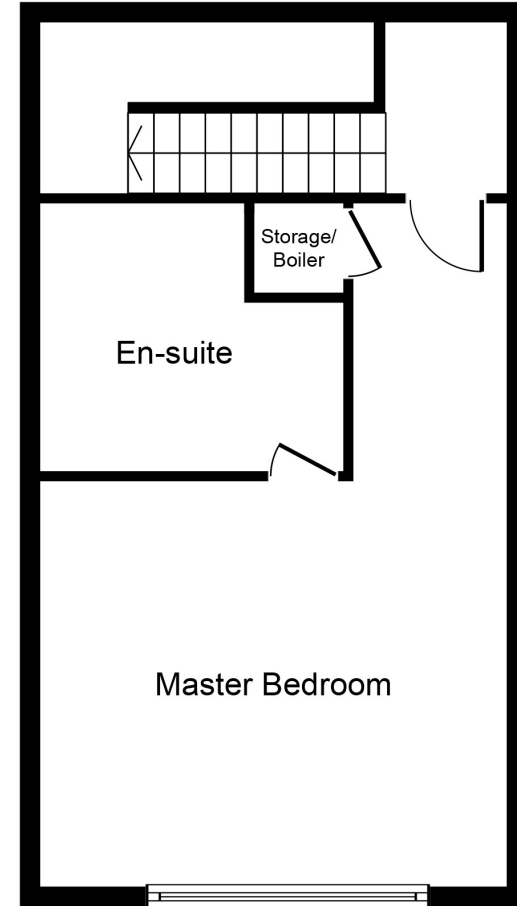
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**Ground Floor**



**First Floor**



**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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