

# FIRSLEIGH PARK, ROCHE

PRICE £110,000



**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**FOR SALE AND CHAIN FREE IS THIS MID TERRACED TWO BEDROOM HOUSE SITUATED IN A QUIET CUL DE SAC ON THE LEVEL WITHIN EASY DISTANCE OF THE VILLAGE CENTRE CLOSE TO SHOPS AND SCHOOLS. THE PROPERTY DOES REQUIRE MODERNISATION BUT IS COMPETITIVELY PRICED AND WOULD BE IDEAL AS A SMALL PROJECT FOR A FIRST TIME BUYER OR INVESTOR. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, LOUNGE/DINING ROOM, KITCHEN, BATHROOM, TWO BEDROOM, BOX ROOM AND SEPARATE W.C. SMALL FRONT GARDEN AND LEVEL REAR GARDEN.**



### The Property

For sale and chain free is this mid terraced two bedroom house situated in a quiet cul de sac on the level within easy distance of the village centre close to shops and schools. The property does require modernisation but is competitively priced and would be ideal as a small project for a first time buyer or investor. In brief the accommodation comprises of Entrance porch, lounge/dining room, kitchen, bathroom, two bedroom, box room and separate W.C. Small front garden and level rear garden

### Room Descriptions

#### Entrance Porch

1.3m x 1.4m (4' 3" x 4' 7") With full glazed door to the porch, part glazed door to the living room.

#### Living room

3.4m x 4.69m (11' 2" x 15' 5") Large window to the front, stairs to the first floor, doorway to the inner lobby.

#### Bathroom

1.9m x 1.57m (6' 3" x 5' 2") Fitted with a three piece suite with shower over the bath, extractor fan.

#### Inner Lobby

With under stairs storage cupboard.

#### Kitchen

3.4m x 2.88m (11' 2" x 9' 5") Window to the rear, full glazed door to the rear, under stair cupboard, sink unit.

#### Landing

With roof access. airing cupboard over the stairs.

#### Bedroom 2

2.97m x 3.4m (9' 9" x 11' 2") L shaped, window to the rear.

#### Separate W.C.

#### Box Room

1.2m x 1.9m (3' 11" x 6' 3") With no window.

#### Bedroom 1

3.8m x 3.44m (12' 6" x 11' 3") Window to the front.

#### Outside

To the front there is a small garden and to the rear a garden which needs some cutting back.