



**19 Craven Street
Colne
Lancashire
BB8 0PS**

Offers in Excess of £105,000

bettermove

Craven Street Colne

Bettermove are proud to present this 2 bedroom terraced house in the sought after area of Colne available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is A.

This is a leasehold property with 869 years remaining; the ground rent is not demanded and there is no service charge.

The interior of this well presented property comprises two spacious living rooms with dining area and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Colne, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Colne Train Station, the M65 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

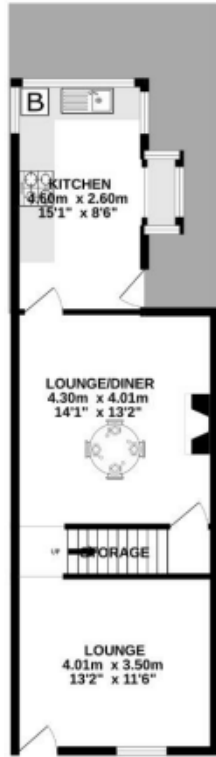
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
47.7 sq.m. (513 sq ft.) approx.



1ST FLOOR
34.4 sq.m. (371 sq ft.) approx.



TOTAL FLOOR AREA : 82.1 sq.m. (884 sq ft.) approx.

While 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.
Estate ref: M20024 (2022)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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