



Eden Close, Studley
Offers in Excess of £200,000

Features:

- A tidy 2 bedroom semi-detached house
- Lounge/diner
- Kitchen
- Conservatory
- 2 double bedrooms
- Bathroom
- Off-road parking
- EPC rating D

Description:

A tidy 2 bedroom semi-detached house, in need of some modernisation, in a quiet cul-de-sac situated in a popular area of Studley. Situated near to many local amenities including Alexandra hospital, ease of access to major road links and public transport routes and within catchment of good local primary and secondary schools. The property briefly consists: Entrance hall leading to the dual aspect lounge diner having a feature fireplace with electric fire but retaining the original chimney so that a log burner may be fitted. From the dining area is a door to the kitchen having space and connections for a cooker and washing machine, and a further door leading to the conservatory that benefits from a further storage cupboard, and double doors to the rear enclosed garden. Upstairs presents 2 double bedrooms, both with built-in wardrobes and the family bathroom. Outside to the front is a traditional lawn and border planted garden, and a side driveway providing off-road parking. The driveway is gated but could provide further parking or a hard standing for another vehicle. The rear garden is enclosed and has patio paving and gravel bed planting areas leading to the top of the garden where there is a garden shed. The property further benefits from gas central heating and double glazing.



Details:

Entrance Hall

Lounge/Diner

22' 3" x 8' 11" max (6.78m x 2.72m)

Kitchen

10' 4" x 6' 0" (3.15m x 1.83m)

Conservatory

12' 0" x 7' 5" (3.65m x 2.26m)

Stairs rise to first floor

Bedroom 1

11' 9" to wardrobe x 9' 10" (3.58m x 2.99m)

Bedroom 2

10' 4" to wardrobe x 8' 5" (3.15m x 2.56m)

Bathroom

7' 4" x 6' 0" (2.23m x 1.83m)



EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.

How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406956, or visit their website for more information: www.morgants.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

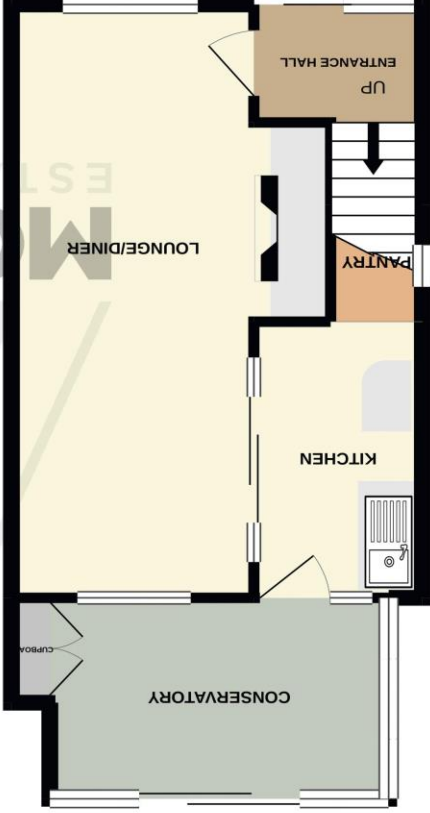
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

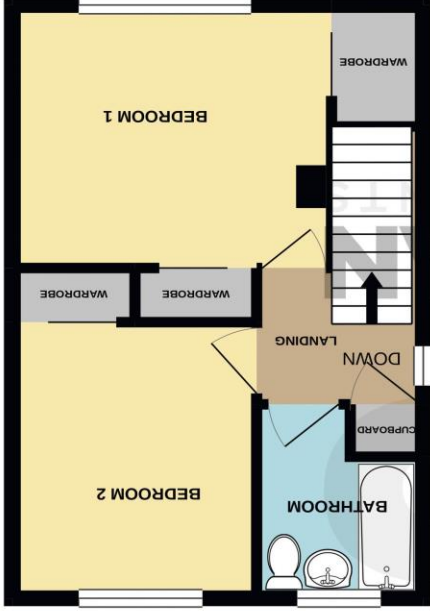
Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



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.
Made with Metropix ©2020

TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.