

Ilfracombe Crescent,

£250,000



- OFF ROAD PARKING
- IMMACULATE CONDITION
- REAR GARDEN WITH SEPARATE SEATING AREAS
- LOFT ROOM WITH STORAGE
- UTILITY ROOM
- ADDITIONAL TOILET DOWNSTAIRS
- EPC Rating: C

2 1 1

peter alan

02920 792888

rumney@peteralan.co.uk



About the property

This immaculate two double bedroom semi-detached property offers excellent living space to include a converted loft room, modern living throughout and downstairs toilet. Situated in an excellent location, the home benefits from off-road parking for multiple cars to the front, a sizeable rear garden, perfect for relaxing or entertaining with it's different seating areas and a few hidden extras.. Inside, the property features a bright and spacious living area, cloakroom and utility, two well-proportioned bedrooms. Ideal for first-time buyers, downsizers, or investors, this fantastic home combines practicality, comfort, and excellent local amenities nearby.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Hallway

17' 5" max x 10' 4" max (5.31m max x 3.15m max)

Lounge

19' 11" max x 11' 3" max (6.07m max x 3.43m max)

Kitchen

10' 8" max x 7' 7" max (3.25m max x 2.31m max)

W / C

Utility

Bedroom One

10' 7" max x 10' 1" max (3.23m max x 3.07m max)

Bedroom Two

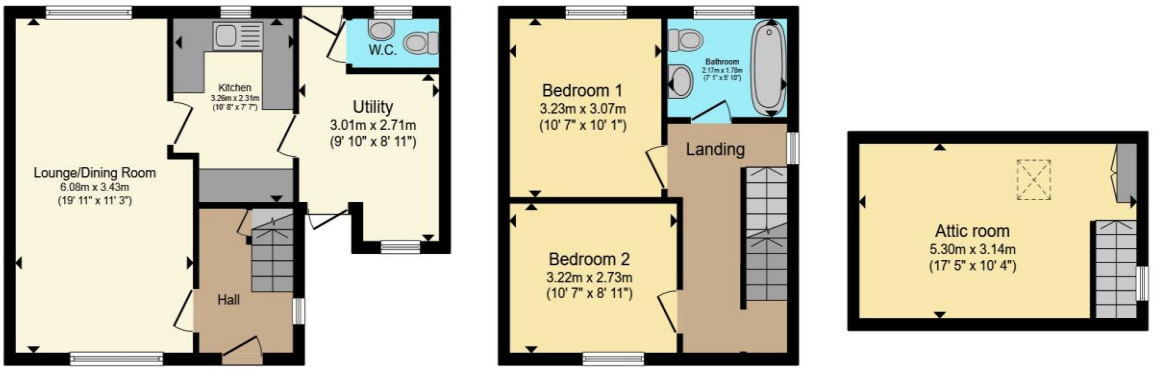
10' 7" max x 8' 11" max (3.23m max x 2.72m max)

Bathroom

Attic Room

02920 792888
rumney@peteralan.co.uk

Floorplan



Total floor area 91.3 m² (983 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.