



**9 Glover Street**

CW1 3LD

**£110,000**



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STEPHENSON BROWNE





£110,000

# 9 Glover Street

- No Onward Chain
- Newly Refurbished
- Ideal Buy For Investors And First Time Buyers
- Turnkey Move
- Early Inspection Highly Advised
- Two Double Bedrooms
- New Carpets Throughout
- Close To Local Amenities
- Freehold
- Call Us Today For More Information

Stephenson Browne are pleased to offer for sale this newly refurbished two bedroom terraced property on Glover Street, offered for sale with no onward chain, this is a property that is sure to suit a wide variety of buyers. This home offers the rare opportunity of a turnkey move, having had new carpets and redecoration throughout.

The ground floor is comprised of two open plan reception rooms, both exceptionally versatile and provide a plethora of space for all of the family to enjoy. The kitchen benefits from a sleek and modern finish, with a variety of wall and base units, in addition to an under stairs storage/pantry.

To the first floor, there are two well proportioned bedrooms, both able to comfortably accommodate double beds. The family bathroom features a shower over the bath, in addition to a low level W.C. and wash handbasin.

The rear yard space requires little to no maintenance, making the ideal seating area to enjoy without the hassle of maintaining your garden space.

This is a property that would make either a fantastic first time buy, or an ideal buy to let investment. Don't miss the chance to make this property your own - call us today on 01270 252545.



<b>Hallway</b>	
<b>Living Room</b>	10'5" x 11'9" (3.2m x 3.6m)
<b>Sitting/Dining Room</b>	11'1" x 11'9" (3.4m x 3.6m)
<b>Kitchen</b>	6'6" x 9'10" (2m x 3m)
<b>Stairs to First Floor</b>	
<b>Landing</b>	
<b>Bedroom One</b>	14'1" x 11'5" (4.3m x 3.5m)
<b>Bedroom Two</b>	8'10" x 12'1" (2.7m x 3.7m)
<b>Bathroom</b>	6'10" x 10'5" (2.1m x 3.2m)
<b>Externally</b>	
Low maintenance rear yard space.	
<b>Council Tax</b>	
Band A.	





### **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### **Why choose us?**

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

### **Directions**

From the agents office, head down Ruskin Road and then turn left onto Alton Street. Turn immediately right on to Flag Lane. Continue down Flag Lane, then take a left turn onto Harrison Drive, take the first exit at the mini roundabout going left. Then at the junction, turn right onto Dunwoody Way. At the roundabout, take the 2nd exit, continue straight and at the next roundabout take the 2nd exit straight over. At the traffic lights, turn right into West Street then take your 2nd left onto Underwood Lane. Take the 2nd left onto Glover Street, the property is located on the left hand side.







Floor Plans

