

VIZORS

Auctioneers, Estate Agents & Letting Agents



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4 MANSE GARDENS, STUDLEY, B80 7NF
ASKING PRICE £210,000

A fantastic opportunity to purchase a two bedroom end of terrace home set within a private road in the popular Village of Studley, ideal for an investor or first time buyer.

The ground floor of the property offers a Porch, Entrance Hallway, Kitchen Breakfast Room, Lounge and Conservatory. On the first floor floor there is a spacious Master Bedroom, Second Bedroom and Family Bathroom. To the rear there is a low maintenance garden with both side and rear access gates. At the rear of the property is the ALLOCATED PARKING FOR TWO CARS.

The property could benefit from a little modernising throughout and is on offer with NO ONWARD CHAIN. The property is a stones throw away from the main High Street with local shops, cafe's, pubs and other amenities along with being only a short distance from all local schools. A MUST VIEW PROPERTY.



Entrance Porch

Hallway

Kitchen

11'10" max x 8'8" max (3.61 max x 2.66 max)



Lounge

12'5" max x 12'3" max (3.79 max x 3.74 max)

Master Bedroom

12'5" max x 12'4" max (3.81 max x 3.76 max)

Bedroom Two

8'9" max x 7'0" max (2.68 max x 2.15 max)

Family Bathroom

8'9" max x 4'11" max (2.67 max x 1.52 max)



Conservatory

7'4" max x 7'4" max (2.26 max x 2.25 max)

Garden

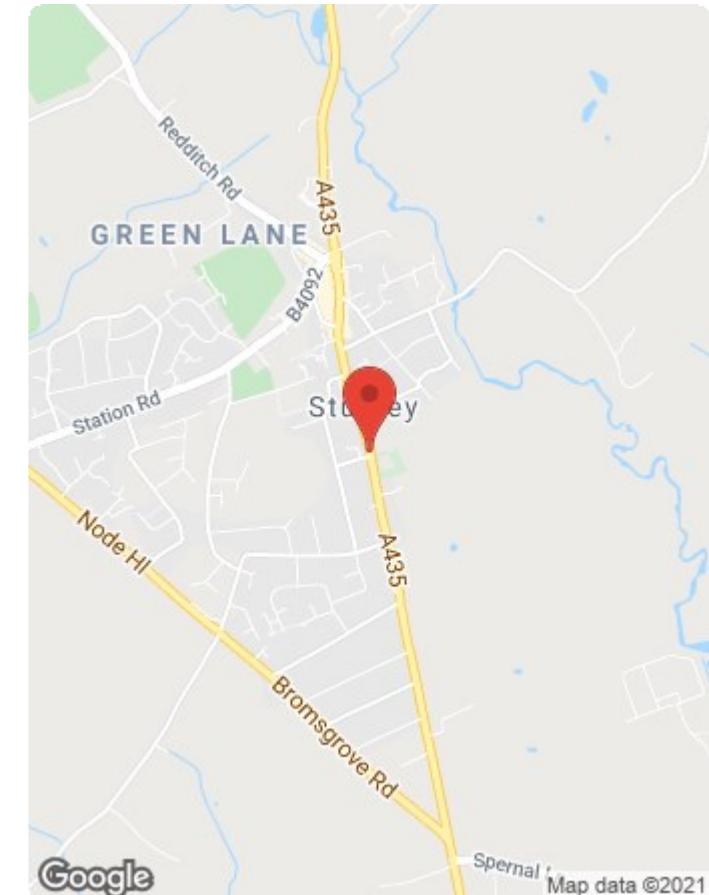






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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