



St. Helena, Denholme,

£80,000

* WE ARE ACTING IN THE SALE OF THE ABOVE PROPERTY AND HAVE RECEIVED A OFFER £76,000
ON THE ABOVE PROPERTY ANY INTERESTED PARTIES MUST SUBMIT ANY HIGHER OFFERS IN WRITING TO THE SELLING AGENT
BEFORE EXCHANGE OF CONTRACTS TAKES PLACE ****

* TERRACE * TWO BEDROOMS * HEART OF DENHOLME VILLAGE *
* CLOSE TO AMENITIES & BUS ROUTES * GARDENS *

This two bedroom terrace property would make an ideal purchase for a number of buyers.

Situated in the heart of Denholme which boasts amenities, shops & bus routes.

The accommodation briefly comprises entrance vestibule, open plan lounge/kitchen, two first floor bedrooms and a house bathroom.
To the outside there are gardens to side.



Entrance Vestibule

Open Plan Living Kitchen

15'9 x 14'8 (4.80m x 4.47m)
Fitted wall and base units with Stainless Steel sink unit and tiled splash back. Gas hob and extractor fan. Double glazed window.

Lounge Area

Fireplace surround and double glazed window. Under stair storage cupboard and plumbing for a washing machine.

First Floor Landing

Bedroom One

12'4 x 9'8 (3.76m x 2.95m)
Double glazed window.

Bedroom Two

12'2 x 6'1 (3.71m x 1.85m)
Double glazed window.

Bathroom

Three piece suite comprising of; low flush WC, hand wash basin and panel bath. Double glazed window and tiling.

Outside

Gardens to the side of the property.

Council Tax

Band A.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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

