



New Street, Idle,

£120,000

**** FRONT TERRACE ** STONE BUILT ** ONE DOUBLE BEDROOM ** NO CHAIN ****

**** CLOSE TO IDLE VILLAGE ** GREAT STARTER HOME ** VACANT ****

Fantastic opportunity for either first time buyer or investor to purchase this delightful one bedroom stone built terrace. Benefits gas central heating and upvc double glazing. The manageable accommodation briefly comprises entrance, lounge, lower floor, fitted dining-kitchen. One first floor bedroom and four piece house bathroom.



Entrance

Lounge

13'9" x 14'0" (4.19m" x 4.27m")
Cast iron coal effect gas fire with ornate feature fireplace surround and radiator.

Dining Kitchen

13'2" x 12'6" (4.01m" x 3.81m")
White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob, radiator and tiled floor.

Utility

Plumbing for auto washer and storage.

First Floor Landing

Radiator.

Bedroom One

14'2" x 11'2" (4.32m" x 3.40m")
Storage cupboard and radiator.

Bathroom

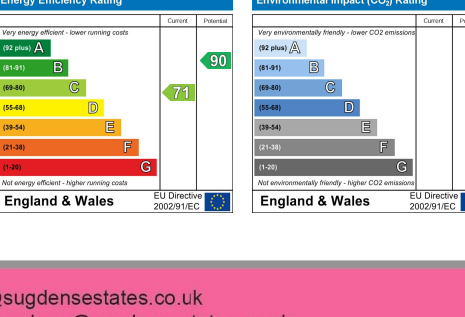
Four piece white suite comprising bath, shower cubicle, low flush wc, pedestal wash basin, part tiled and radiator.

Tenure

FREEHOLD.

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		90	Very environmentally friendly - lower CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		

