



New Street, Idle,

£110,000

**** FRONT TERRACE ** ONE BEDROOM ** NO CHAIN ** MODERN KITCHEN & BATHROOM **
* GREAT STARTER HOME * OCCASIONAL ROOM FOR OFFICE/BEDROOM * CLOSE TO IDLE VILLAGE

Providing "ready to move into" accommodation and available with vacant possession is this delightful one bedroom stone build terrace.

Benefits from both gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern house bathroom and a separate occasional room with no natural light.

Viewing highly recommended!



Entrance

Lounge

14'6" x 14'9" (4.42m" x 4.50m")
Laminate wood floor and radiator.

Kitchen

11'8" x 4'7" (3.56m" x 1.40m")
Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob, part tiled and radiator.

Cellar

Useful storage.

First Floor Landing

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and heated towel rail.

Bedroom One

12'6" x 9'2" (3.81m" x 2.79m")
Radiator.

Occasional Room / Office

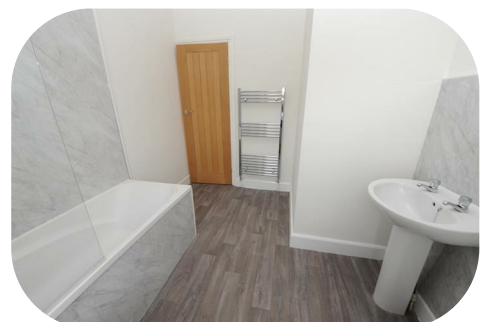
12'6" x 5'7" (3.81m" x 1.70m")
No natural light.
Radiator.

Council Tax Band

A

Tenure

FREEHOLD.



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

