

Parade Bank  
Moulton  
NN3 7ST

£260,000



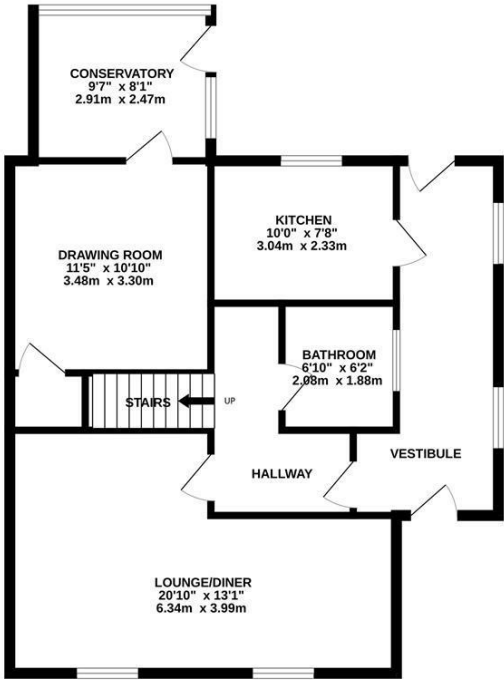
OSCAR JAMES

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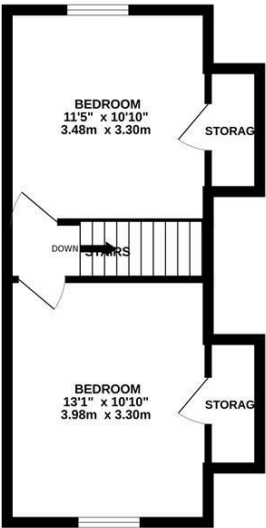


# FLOOR PLANS

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



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# WHAT'S GREAT?

Perfectly positioned in the heart of Moulton Village, just a short walk from local shops, pubs, and amenities, this two-bedroom semi-detached home is offered with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors.

Inside, the property offers spacious and versatile living, including a welcoming hallway, separate living and dining rooms, fitted kitchen, and a bright conservatory overlooking the garden and modern bathroom. Upstairs are two generous double bedrooms. The property further benefits ample storage cupboards.

Outside, the home boasts a large frontage and well-maintained front and rear gardens with the rear enjoying a good degree of privacy, making it perfect for relaxing on the warmer evenings.

A single garage located in a nearby block adds further convenience.

An internal inspection is highly advised to fully appreciate everything this property – and the vibrant village of Moulton has to offer.

...expect excellence



# SELLER'S SECRET

I've really appreciated the flexibility this home provides, and being just steps away from all the village amenities has made everyday living so convenient.



## Why we like it....

An exceptional opportunity for first-time buyers or those looking to downsize—this property combines affordability with comfort and style

# OSCAR JAMES

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To buy or not to buy....

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