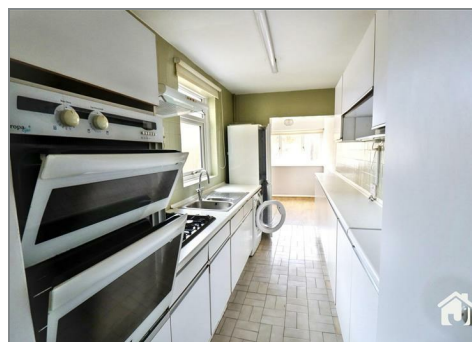




- TWO BEDROOM PALISADE TERRACE HOME
- SPACIOUS LIVING/DINING ROOM
- COUNCIL TAX BAND - A
- IDEAL FIRST TIME PURCHASE
- LOW MAINTENANCE REAR GARDEN

Asking price £185,000

<https://www.judgeestateagents.co.uk>



Judge Estate Agents are happy to offer to the market this two bedroom spacious terrace home makes for an ideal first time purchase and briefly benefits from an Entrance Porch, Living/Dining Room, Kitchen, First Floor Landing, Two Bedrooms and a Four Piece Bathroom. There is a low maintenance rear garden to the outside. The property is well positioned for access to the city centre full of all amenities and shopping facilities.

ENTRANCE PORCH

Having a door to:

LIVING/DINING ROOM

27'1 x 11'4 (8.26m x 3.45m)

Benefiting from stairs leading to the first floor landing, power points, radiator, TV point, feature fire surrounds, bow fronted window, window to the rear aspect and a door to:

KITCHEN

21'8 x 5'10 - 6' (6.60m x 1.78m - 1.83m)

With a range of wall and base units having work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob with extractor, windows to the side and rear aspects, radiator, power points and patio doors to the side aspect.

FIRST FLOOR LANDING

There is a loft access, radiator, power point and doors to:

BEDROOM

16'5 x 12'10 - 9'8 (5.00m x 3.91m - 2.95m)

Benefiting from a window to the front aspect, radiator and power points.

BEDROOM

10'4 x 8'6 - 9'5 (3.15m x 2.59m - 2.87m)

With a window to the rear aspect, radiator, power points and fitted wardrobes.

BATHROOM

12'5 x 5'10 (3.78m x 1.78m)

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Complimentary tiling, Window to the rear aspect, Heated towel rail and an Airing cupboard.

REAR GARDEN

There is a patio and stone area.

VIEWINGS

We always like any potential purchaser to follow our four steps

1) Read property description





2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

ANTI MONEY LAUNDERING

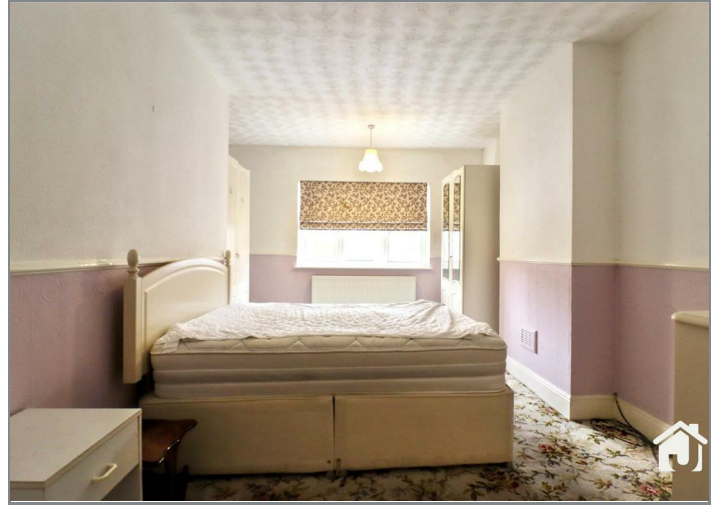
In line with current money laundering regulations,

prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the



property.

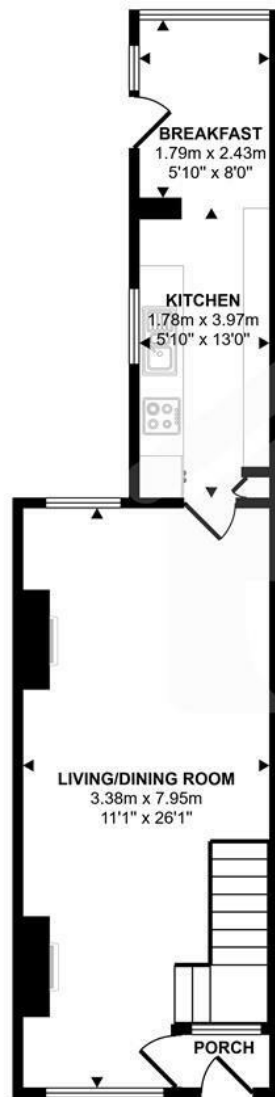
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

4. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
76 sq m / 817 sq ft



Ground Floor
Approx 39 sq m / 418 sq ft



First Floor
Approx 37 sq m / 399 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	85
(81-91) B		
(69-80) C		
(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 

