



## Wyncliffe Gardens, offers in excess of £180,000

- TWO BEDROOMS
- FAMILY BATHROOM
- EN-SUITE
- MODERN DECOR
- OPEN PLAN KITCHEN/ LIVING
- EPC Rating: C



 2  2  1



## About the property

Peter Alan are pleased to present this two bedroom first floor flat, benefiting from two bedrooms, open plan kitchen/ living, an en-suite and modern decor throughout. Situated in a convenient location with all amenities within walking distance including shops, schools and local bus stops. This would make a perfect first time buy.



## Accommodation

### Entrance

### Kitchen/ Lounge

18' 3" x 12' 9" MAX ( 5.56m x 3.89m MAX )

### En-Suite

### Bedroom One

10' 10" x 10' 9" ( 3.30m x 3.28m )

### Bedroom Two

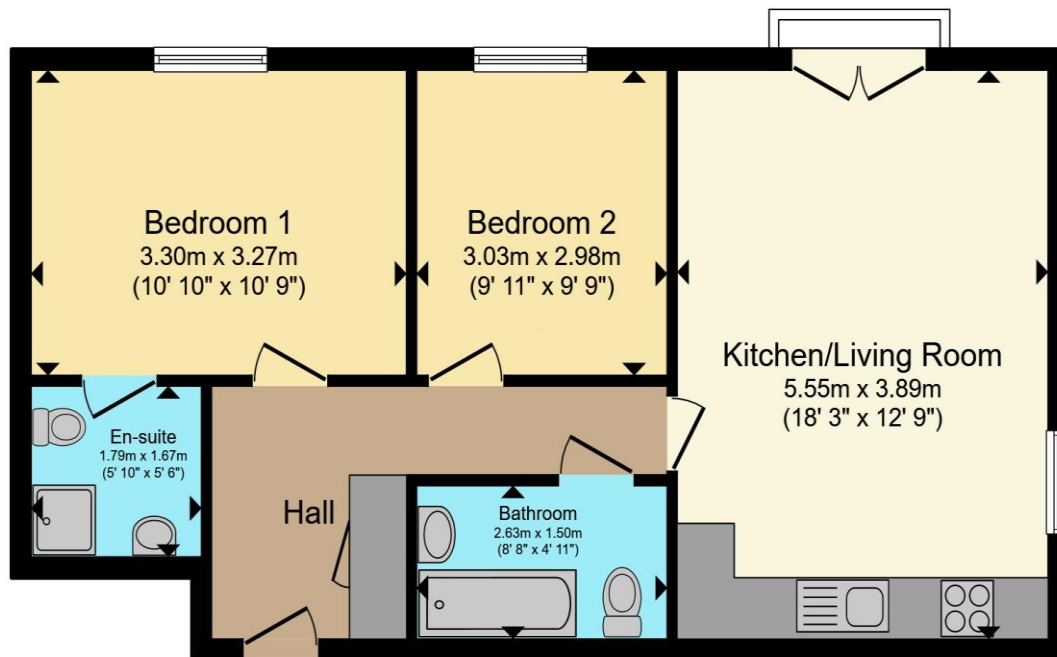
9' 11" x 9' 9" ( 3.02m x 2.97m )

### Bathroom

02920 462246

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## Floorplan



Total floor area 57.6 m<sup>2</sup> (620 sq.ft.) approx

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