



## Ward Close, offers over £105,000

- Two bedrooms
- Bright Living Room
- Communal Parking
- Ground Floor
- No Onward Chain
- Council Tax Band: A
- EPC Rating: C
- EPC Rating: C



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## About the property

Delighted to present this two-bedroom, one-bathroom ground-floor flat, perfectly suited for first-time buyers, downsizers, or investors seeking a reliable addition to their portfolio. Situated in a decent and convenient location, the property offers comfortable living with excellent access to local amenities, transport links, and everyday essentials.

Positioned on the ground floor, the home benefits from easy access and a practical layout. The bright and welcoming living room provides a relaxing space for both day-to-day living and entertaining, while the adjoining kitchen offers ample storage and workspace to accommodate modern lifestyles.

There are two well-proportioned bedrooms, ideal for a small family, guests, or a home office. The bathroom is fitted with a clean and functional suite, adding to the overall move-in-ready feel.

Energy efficiency is another strong advantage, with an EPC rating of C, helping to keep running costs manageable.

The property also falls within the highly desirable Council Tax Band A, making it an affordable long-term option.

Outside, residents benefit from shared communal areas and communal parking. The surrounding area provides access to local amenities, making everyday life both convenient and comfortable.



## Accommodation

### **Living Room**

10' x 17' 1" ( 3.05m x 5.21m )

### **Kitchen**

6' x 9' ( 1.83m x 2.74m )

### **Bedroom One**

11' x 12' 1" ( 3.35m x 3.68m )

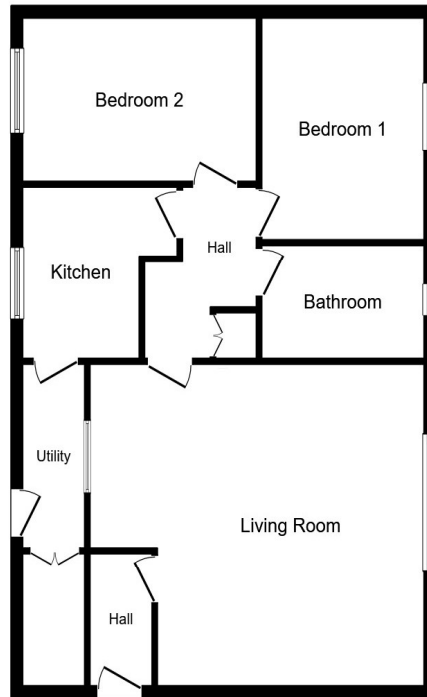
### **Bathroom**

6' x 5' ( 1.83m x 1.52m )

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## Floorplan



Floor Plan

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