



## Excelsior Street, £120,000

- 2 Bedroom
- End-Terrace
- No Chain
- Well Presented
- Garage
- EPC Rating: D



 2  1  1



## About the property

This recently refurbished two-bedroom end-terrace property offers stylish, well-presented accommodation, ideal for first-time buyers, professionals, or those looking to downsize. Finished to a high standard throughout, the home combines modern decor with a practical layout, ready for immediate occupation.

Upon entering, you are welcomed into a bright and inviting living space, thoughtfully updated to create a comfortable and contemporary environment for both relaxing and entertaining. The modern kitchen is well-appointed with sleek units, ample work surfaces, and integrated appliances, providing a functional and attractive space. There is also access to the rear, enhancing the overall flow of the property.

Upstairs, the property boasts two well-proportioned bedrooms, including a generous double room and a good-sized second bedroom, ideal for use as a guest room, nursery, or home office. The recently updated bathroom features modern fittings and a clean, stylish finish.

Externally, the property benefits from a tiered rear garden, offering a pleasant outdoor space. In addition, there is the advantage of a garage, providing secure parking or valuable extra storage space.

Further benefits include double glazing and gas central heating, ensuring comfort and efficiency year-round. This beautifully presented home is a fantastic opportunity, and viewing is highly recommended to fully appreciate the quality and finish on offer.

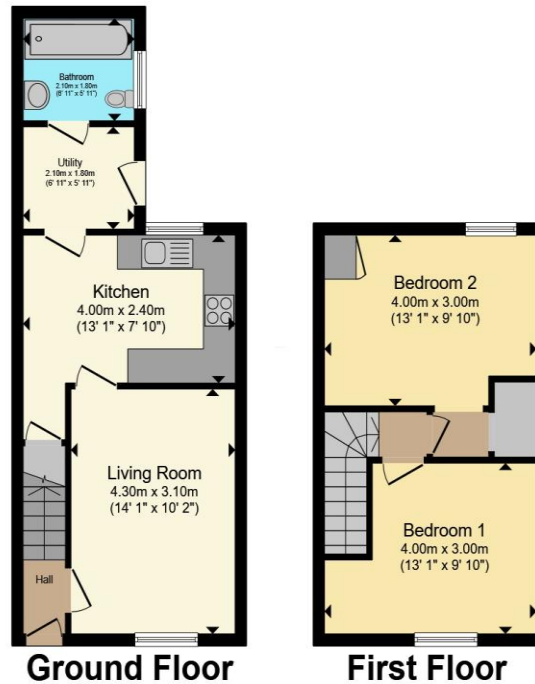


Accommodation

01495360922

ebbwwale@peteralan.co.uk

## Floorplan



Total floor area 64.0 m<sup>2</sup> (689 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

pa peter  
alan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter  
alan