



## Caradoc Close, £140,000

- 2 Double Bedrooms
- Private front and rear garden
- NO CHAIN
- Council tax band B
- EPC Rating: C



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## About the property

This well-presented two-bedroom flat offers comfortable and practical living, ideal for a range of buyers. The property comprises a bright and welcoming reception room, perfect for relaxing or entertaining, alongside two generously sized double bedrooms providing ample space for furnishings and storage.

The flat further benefits from a modern bathroom and a good-sized kitchen, which offers plenty of workspace and direct access to the rear garden—ideal for outdoor dining or enjoying some fresh air. To the front of the property, there is an additional small garden area, adding to the overall appeal.

On-street parking is available, providing convenience for residents and visitors alike. The property is in good condition throughout and is ready to move into, making it a hassle-free option for purchasers.

Offered with no onward chain, this home presents an excellent opportunity for a smooth and straightforward purchase.



## Accommodation

### Hallway

### Lounge

14' 11" x 13' ( 4.55m x 3.96m )

### Kitchen

8' 8" x 8' 6" ( 2.64m x 2.59m )

### Bathroom

6' 1" x 5' 6" ( 1.85m x 1.68m )

### Bedroom 1

11' 9" x 11' 5" ( 3.58m x 3.48m )

### Bedroom 2

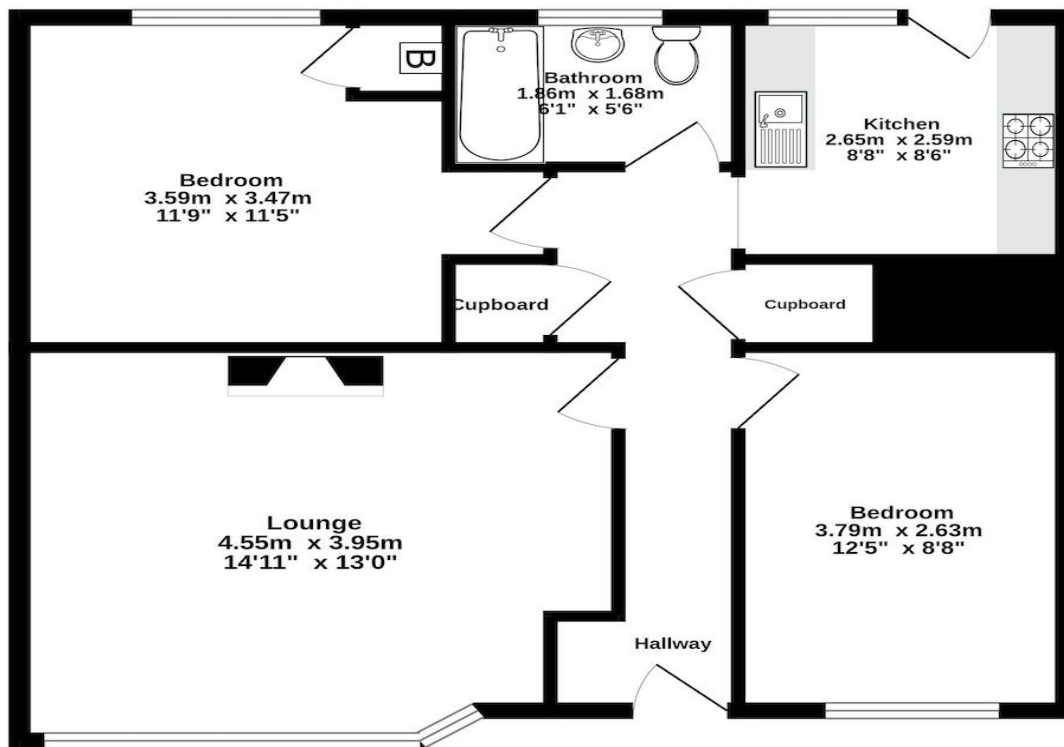
12' 5" x 8' 8" ( 3.78m x 2.64m )

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## Floorplan

Ground Floor  
62.9 sq.m. (677 sq.ft.) approx.



## 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.

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