



## Garden Street, offers over £120,000

- Council tax band B
- Walking Distance into Town Centre
- Great family home or Investment Opportunity
- No Chain
- Three Bedrooms
- Terraced Home
- EPC Rating: D



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## About the property

Presenting this sizable, terraced property, now available for sale in a sought-after location well regarded for its excellent public transport links and proximity to local amenities. Neutrally decorated throughout, the home offers a welcoming and versatile living environment, ideal for first time buyers and families alike.

Upon entry, you will find two generous reception rooms, perfectly suited for both day-to-day family living and entertaining guests. The kitchen provides a practical and functional space for meal preparation. The property boasts three well-sized bedrooms, providing comfortable accommodation for a growing family or those who simply require additional space. The property also comprises a family bathroom.

Additional benefits include an EPC rating of D, contributing to ongoing energy efficiency, and a council tax band B, which helps keep annual outgoings manageable. The neutral décor throughout the home offers a blank canvas, allowing new owners ample opportunity to personalise the space to their individual preference.

Located in a desirable area, this home is ideally situated for easy access to local shops, reputable schools, leisure facilities, and green spaces, making it an excellent choice for those seeking convenience and a vibrant community atmosphere.

This terraced home represents an exceptional opportunity to purchase a property that combines flexible living space with a convenient location.



# Accommodation

## Living Room

11' 4" x 12' 1" ( 3.45m x 3.68m )

## Dining Room

11' 4" x 11' 11" extending to 13' 1" ( 3.45m x 3.63m extending to 3.99m )

## Kitchen

15' 5" x 8' 4" ( 4.70m x 2.54m )

## Bedroom One

12' 5" x 7' 11" ( 3.78m x 2.41m )

## Bedroom Three

11' 7" x 8' 4" ( 3.53m x 2.54m )

## Bedroom Three

11' 7" x 6' 9" ( 3.53m x 2.06m )

## Bathroom

9' 10" x 7' 11" ( 3.00m x 2.41m )

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks, once these have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

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## Floorplan



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)

## 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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