



## Barry Road, offers over £260,000

- COUNCIL TAX BAND - C
- NO CHAIN
- IDEAL FIRST TIME BUY/INVESTMENT
- 3 DOUBLE BEDROOMS
- CLOSE TO TOWN CENTER / LOCAL AMENITIES
- EPC Rating: C



 3  2  3



## About the property

3 DOUBLE BEDROOMS - TRADITIONAL BAY FRONTED MID-TERRACE - IDEAL FIRST TIME BUY / INVESTMENT. Close to local amenities; shops, parks, school catchment, easy access to link roads leading to M4 corridor.

## Accommodation

### Entrance Hallway

### Lounge

13' into bay x 12' 2" into bay ( 3.96m into bay x 3.71m into bay )

Fitted carpet, bay window, traditional fireplace, coving.

### Dining Room

9' 8" max x 10' 10" max ( 2.95m max x 3.30m max )

Fitted carpet, window to rear.



## Kitchen

12' 8" max x 18' 8" max ( 3.86m max x 5.69m max )

Laminate wood effect flooring, matching wall and base units with complimentary worktops, inset sink, integrated oven and grill, hob, window to side and rear, space for white goods.

## Utility Room

Housing storage area and WC.

## Landing

Carpet, fitted storage cupboard.

## Bedroom 1

17' 1" max x 12' 3" max ( 5.21m max x 3.73m max )

Carpet, bay window to front, fitted wardrobe.

## Bedroom 3

9' 8" max x 10' 10" max ( 2.95m max x 3.30m max )

Carpet, window to rear.

## Bedroom 2



01446 733224

barry@peteralan.co.uk



## Floorplan



Total floor area 117.0 m<sup>2</sup> (1,259 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)



## 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

