



## Westwood Drive, £130,000

- Council Tax Band B
- No onward chain
- Off-road parking
- Ideal investment opportunity
- Elevated position
- EPC Rating: D



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## About the property

Presenting a semi-detached bungalow for sale that holds abundant potential for the right buyer. This property, although in need of modernisation, presents an exciting opportunity for first time buyers, investors, downsizers, or couples to create a home that suits their unique tastes and requirements. No onward chain.

The property boasts a well-proportioned layout, including two bedrooms, one bathroom, a kitchen, and a reception room.

One of the key highlights of this bungalow is its location. It is favourably positioned with excellent public transport links, ideal if commuting. Moreover, the property is situated near local schools, which could be very beneficial for families with children. A range of local amenities are also within close proximity, offering convenience for shopping, leisure, and other daily needs. Beyond the interior, the property offers two unique features that are sure to appeal to most buyers - parking and a garden.

**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***



## Accommodation

### Hallway

### Kitchen

8' 8" Max x 9' Max ( 2.64m Max x 2.74m Max )

### Reception Room

10' 2" Max x 16' 2" Max ( 3.10m Max x 4.93m Max )

### Bathroom

### Bedroom 1

10' 1" Max x 14' 1" Max ( 3.07m Max x 4.29m Max )

### Bedroom 2

9' Max x 10' 4" Max ( 2.74m Max x 3.15m Max )

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## Floorplan

## 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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