





Offered for sale is this fantastic **FIRST FLOOR, GARDEN MAISONETTE**, privately tucked away in a residential close. It is situated within a **PRIME AND CENTRAL LOCATION**, close to the vibrant **CITY CENTRE** and walking distance to the mainline railway **STATION**.

Guide Price: £350,000

Offering a light and airy feel throughout, this well presented home offers spacious accommodation comprising of, lovely lounge with dining space, a modern kitchen providing direct access to the homes well-tended garden that is perfect for entertaining, two good-sized bedrooms and an updated bathroom.

EPC Rating: D 67

Council Tax Band: B

Lease Information: 125 years from 25th of December 2004, 105 years remaining.



Collinson
Hall



Entrance

Living Room 3.53m x 3.35m (11'7" x 11').

Kitchen 3.04m x 1.84m (10' x 6').

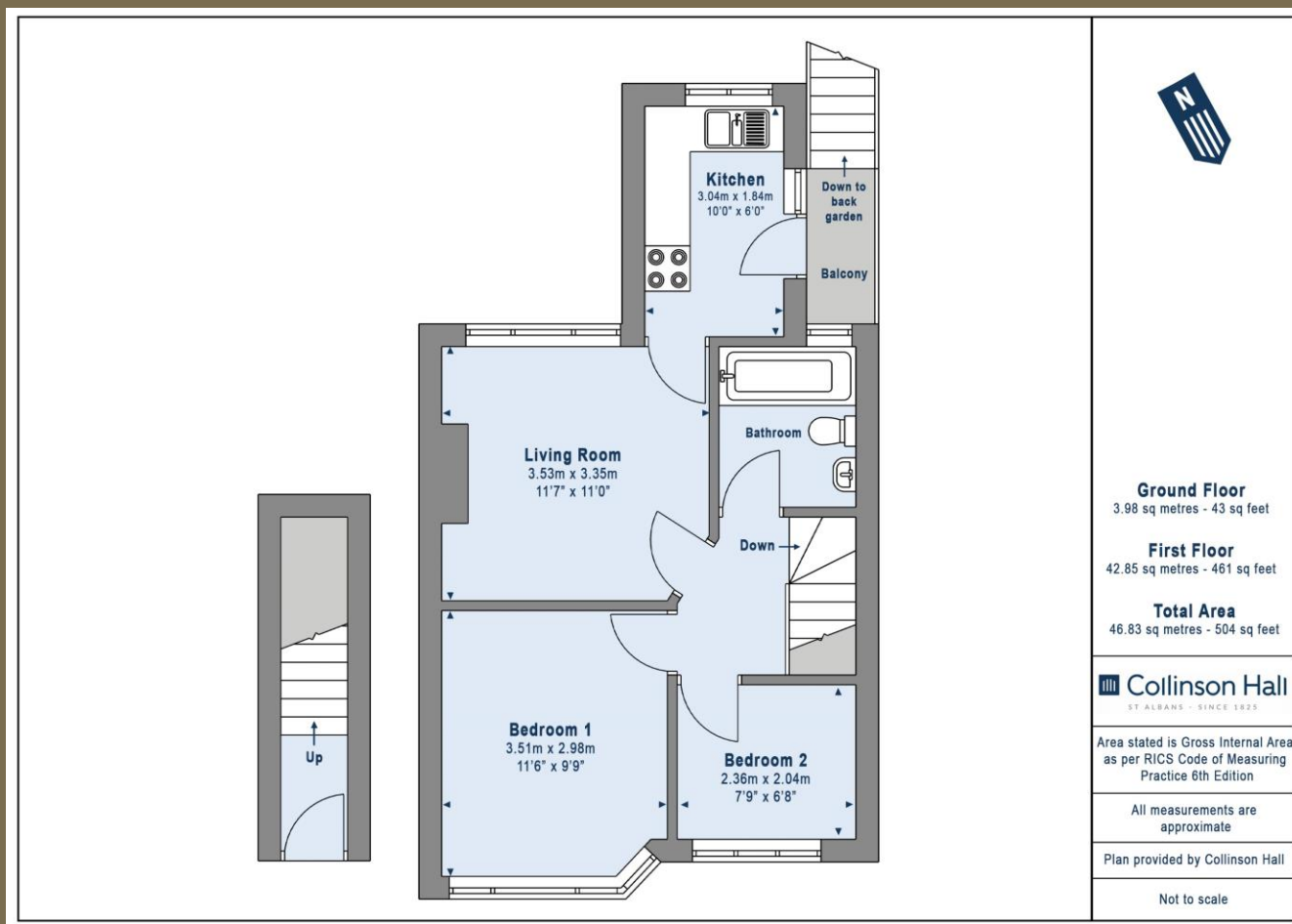
Bedroom 1 3.51m x 2.98m (11'6" x 9'9").

Bedroom 2 2.36m x 2.04m (7'9" x 6'8").

Bedroom

Garden





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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