





A well-presented two-bedroom GROUND FLOOR MAISONETTE, benefitting from its own PRIVATE GARDEN and positioned on a highly SOUGHT-AFTER RESIDENTIAL ROAD. Offering bright and well-balanced accommodation throughout, the PROPERTY IS IDEALLY LOCATED to the south of the city centre, with excellent transport links and convenient access to local amenities.

Guide Price: £375,000

A well-proportioned two-bedroom home offering comfortable and versatile accommodation throughout. The property features a bright and spacious living/dining room, ideal for both relaxing and entertaining, alongside a separate fitted kitchen with access to the rear garden.

Both bedrooms are generously sized and are served by a centrally positioned family bathroom, while the thoughtful layout creates a practical and welcoming flow throughout the home.

Externally, the property further benefits from a well-tended private garden, mainly laid to lawn, along with useful outbuildings that provide excellent additional storage or potential for a workshop, studio, or hobby space. Combining well-balanced living accommodation with flexible ancillary space, this home represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Situated in a popular location to the south of the City centre and within around two miles of the mainline station and the Abbey station, which is only a short walk away. Abbots Avenue West is close to a range of amenities and also offers close access to the M1, A1 and M25 motorways.

EPC Rating: TBC

Council Tax Band: C

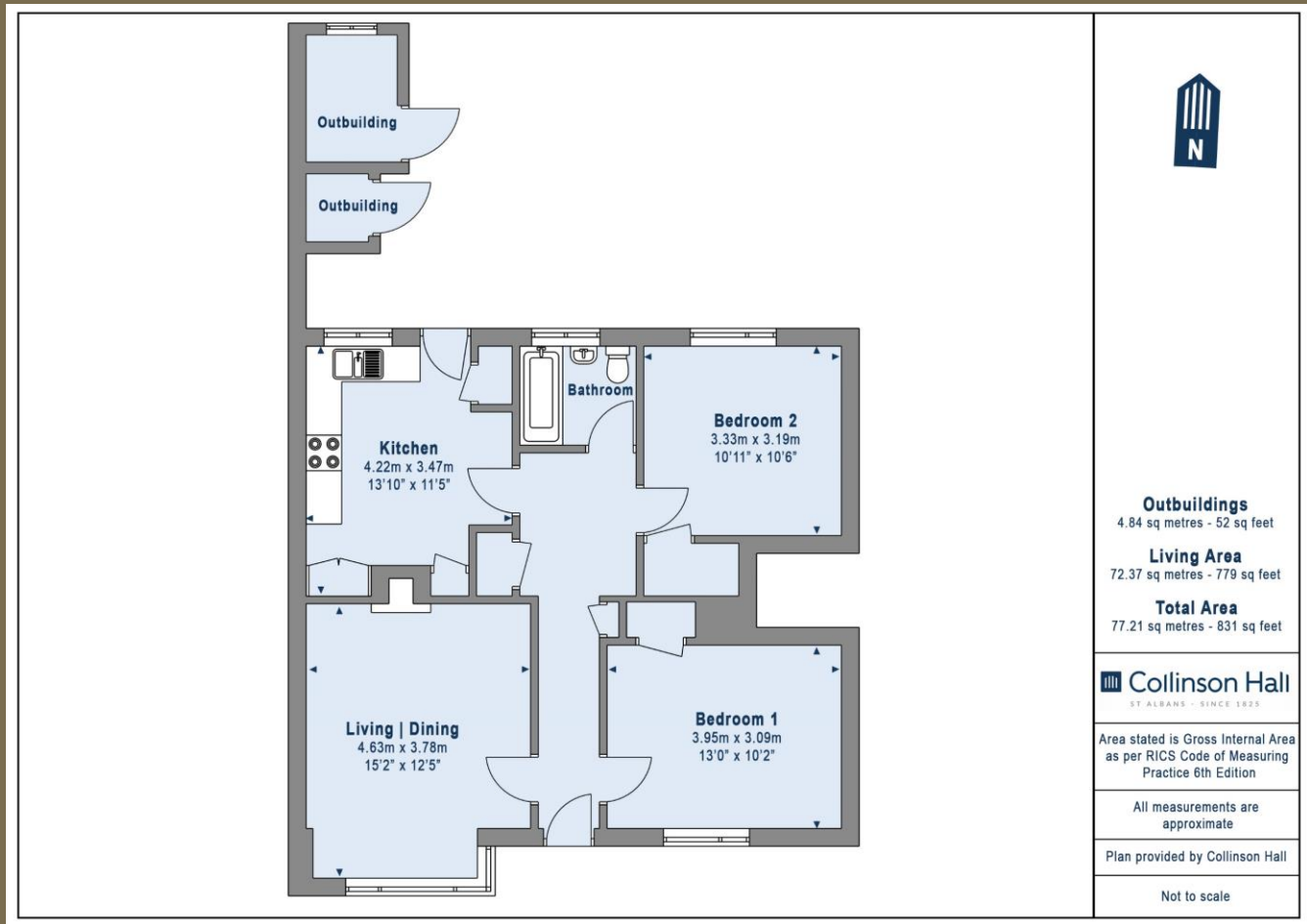
Lease Information: 125 years from 18.9.1989, with 88 years remaining.











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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