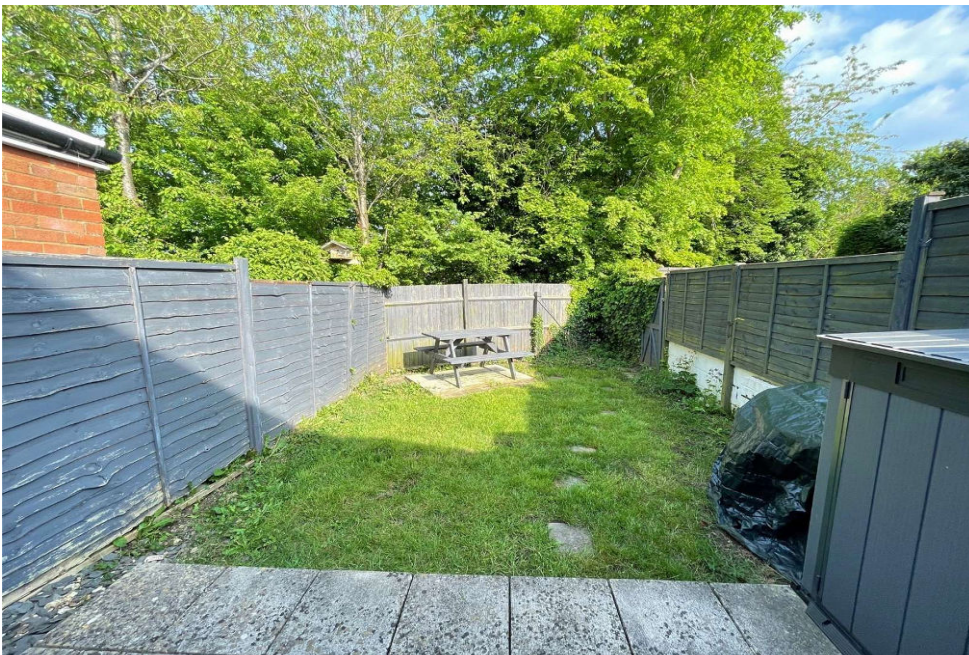




Berenger Close, Old Town, SN3 1PB

guide price **£170,000-£180,000**

**richard
james**



freehold energy
efficiency rating

C

Ideally located just a short walk from the heart of Old Town, and the bustling Wood Street, with its many shops, bars and restaurants, lies this ideal first home or buy to let property.

This very well presented home, offer spacious open plan living to the ground floor with fitted Kitchen, which is open to the Living Room, with patio doors which lead out into a good sized enclosed Rear Garden, which also enjoys a private aspect. With the double Bedroom and Bathroom with white three-piece suite, to the first floor.

Features include PVCu Double Glazing, Gas Radiator Heating and off-road Parking Space to front.

Viewing recommended by the vendors Sole Agents, Richard James.

Council Tax Band: B



exceptional service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

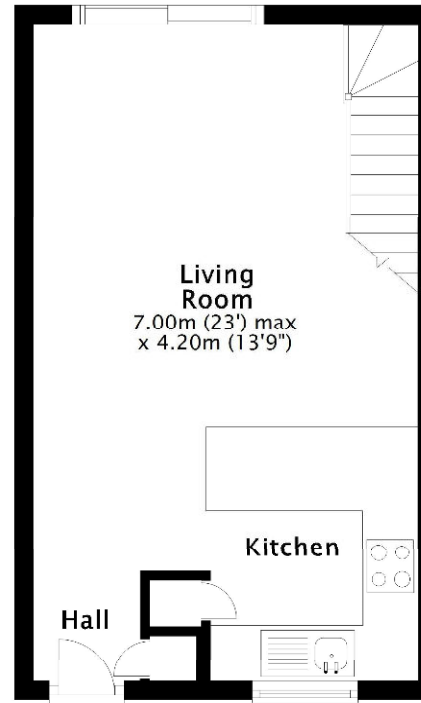
call us for a free
valuation on your
property

oldtown@richardjames.uk

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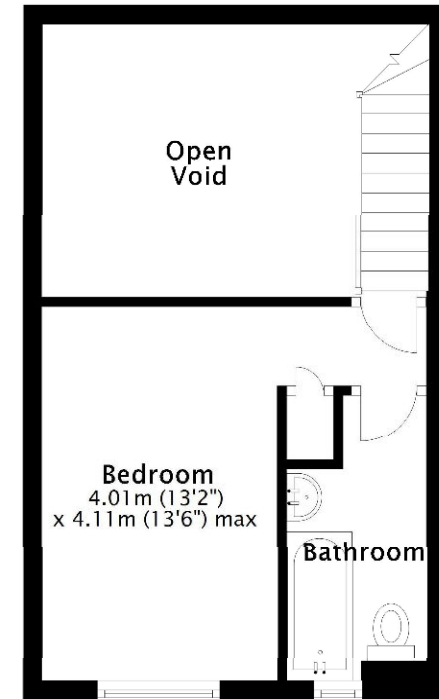
Ground Floor

Approx. 29.4 sq. metres (316.5 sq. feet)



First Floor

Approx. 17.7 sq. metres (190.3 sq. feet)



Total area: approx. 47.1 sq. metres (506.8 sq. feet)

Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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