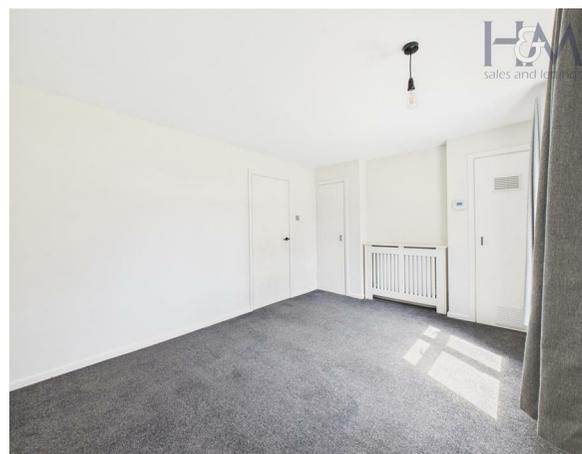


Moors Ley, Walkern, SG2 7NQ.
Asking Price £225,000



Moors Ley, Walkern, SG2 7NQ.

Council Tax Band: B

Offered with VACANT POSSESSION and with a unexpired 123 year lease is this fully refurbished 'turnkey' two bedroom ground floor flat, comprising of a fully fitted kitchen with built in oven, hob, chimney hood, washing machine and fridge/freezer, refitted bathroom suite, newly laid carpets and flooring and brushed steel power sockets. The property is situated in a cul-de-sac in the village of Walkern which has its own public house, well stocked 'Budgens' along with a local Primary School, outside are communal gardens that lead out into open countryside.

Within a 5 minute drive is a Sainsbury supermarket and petrol station, pharmacy and fish and chip restaurant.

Entrance Hall

15'2 x 3'2 (4.62m x 0.97m)

Accessed by a double glazed front door, radiator, doors to all rooms, built in storage cupboard housing the consumer unit.

Lounge

13'11 x 11'11 (4.24m x 3.63m)

Double glazed window to the front and side aspect, radiator.

Kitchen

8'6 x 7'4 (2.59m x 2.24m)

Refitted kitchen with modern wall and base units, range of built in appliances to include 'Zanussi' electric oven and hob with glass and stainless steel chimney hood, integrated fridge/freezer and washer/dryer. Solid Oak style work tops, inset black composite sink drainer with mixer tap over, wood effect flooring, radiator, double glazed window to the rear aspect.

Bedroom One

13'0 x 10'2 (3.96m x 3.10m)

Double glazed window to the front aspect, airing cupboard housing hot water tank, separate cupboard housing 'Vaillant' boiler, radiator.

Bedroom Two

9'3 x 7'5 (2.82m x 2.26m)

Double glazed window to the rear aspect, built in storage cupboard, radiator.

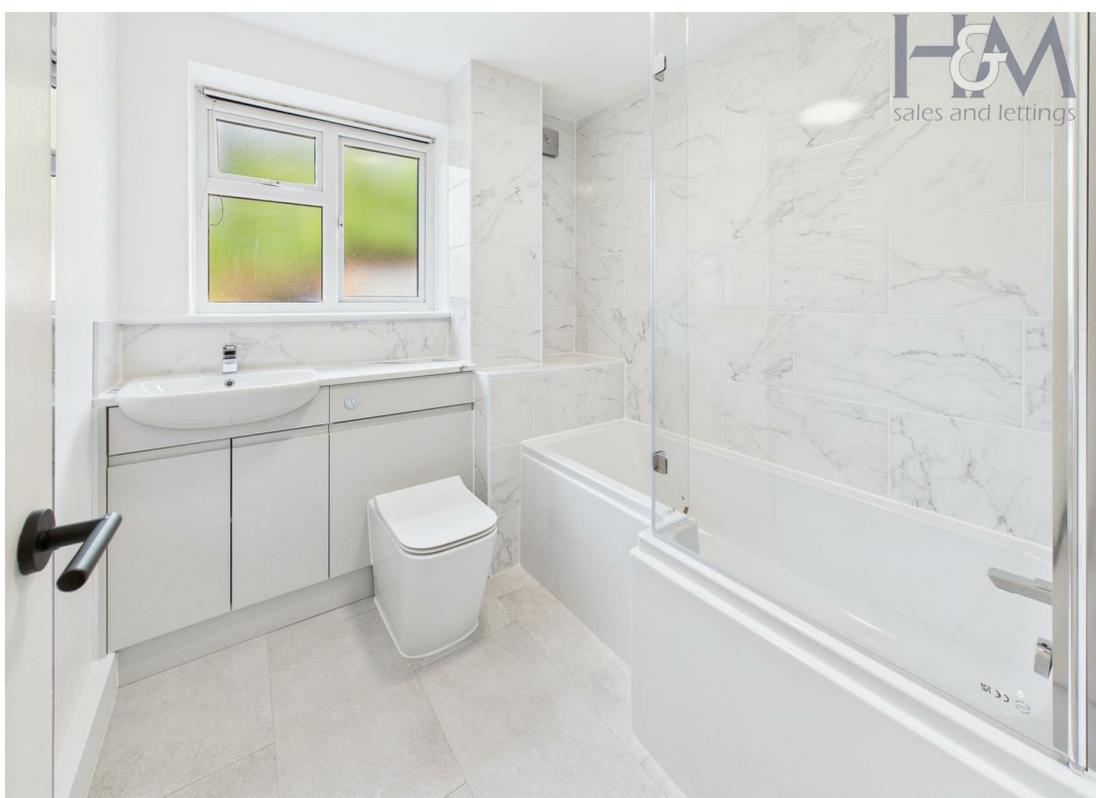
Bathroom

6'11 x 6'8 (2.11m x 2.03m)

Double glazed opaque window to the rear aspect, refitted three piece suite to include panel enclosed 'P' shaped bath with mixer taps and rainfall shower over along with a separate handset, vanity wash hand basin, cistern enclosed low level WC, heated chrome towel rail, fully tiled porcelain style splash backs.

Communal Areas

Front and rear residents gardens along with drying areas and your own two storage outhouses. The gardens side on to open fields, ideal for those who like the open countryside.





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	