



36 Ramsden Road , DN4 0BN
£79,995 OffersInRegionOf
Tenure Freehold

- Enclosed rear garden
- Central Location
- Cellar
- Easy Access To Fantastic Amenities & Town Centre
- Investment Opportunity
- Deceptively Spacious
- Excellent road & rail transport links

Enjoying a central location within walking distance to the City Centre is this deceptively spacious two bed terraced property boasting enclosed rear garden and plenty of storage space in the properties cellar. As you enter the property you are greeted by a generous entrance hall with access to the first of two reception rooms to your left. As you continue there is an additional and larger reception room currently utilised as a loving room. To the rear of the property is the kitchen with integrated oven and hob. Upstairs you will find two large double bedrooms with the master having access to the spacious bathroom fitted with white three piece bathroom suite. The second bedroom also has a built in cupboard that serves as a wardrobe and also houses the loft hatch for easy access. The property would suit someone looking for an excellent location to commute, or an investor looking for a popular rental market. Call Welcome Homes to arrange a viewing



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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