



53 Washington Grove, DN5 9RJ
£99,950 Offers In Region Of
Tenure Freehold

- No Chain
- Perfect for first time buyers
- Popular Location
- Enclosed rear garden
- Vacant Possession
- Investment Opportunity
- Two Double Bedrooms

Brought to the market with no onward chain and vacant possession is this fabulous opportunity for first time buyers or investors. In need of modernisation yet well maintained, this property enjoys a popular location and occupies a generous total area of 74 square metres. As we move through this home, the ground floor greets you with an entrance hall, a large open plan lounge diner with patio doors out to the enclosed garden, and a good sized kitchen with wooden wall and base units. The first floor then offers two large double bedrooms and a bigger than average family bathroom. Externally the property has a low maintenance enclosed rear garden with storage shed. Popular for its many local amenities and excellent schools the property is perfectly placed for convenience as well as ease of accessing the town centre and public transport. Call Welcome Homes to arrange a viewing.



Environmental Impact (CO ₂) Rating	
	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	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	88
(69-80) C	69
(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