



6 Washington Grove, DN5 9RL

**£115,000 Offers In Region Of
Tenure Freehold**

- NEW ROOF
- SPACIOUS LOUNGE
- PRIVATE, ENCLOSED, SECURE GARDEN
- SEPARATE DINING ROOM
- FREE STANDING SHOWER
- TWO DOUBLE BEDROOMS

Charming 2-Bedroom Mid-Terrace in Sought-After Bentley Location

Nestled in the popular residential area of Bentley, this well-maintained 2-bedroom mid-terrace property offers the perfect combination of comfort, convenience, and style. Just a few minutes' walk from the train station, and within easy reach of local shops, amenities, and excellent transport links, this home is ideal for anyone looking for a central, well-connected location.

The property boasts a new roof, ensuring long-term peace of mind. Inside, you'll find a spacious lounge featuring a cosy fireplace —perfect for chilly evenings. The separate dining room offers a dedicated space for family meals or entertaining guests, while the gas central heating keeps the home warm and comfortable throughout the year.

For those who love to cook, the integrated kitchen has everything you need, with a modern fridge-freezer, double oven, and gas hob making meal prep easy and efficient. The bathroom is well-equipped with both a free-standing shower and a bath, providing the best of both worlds for relaxation and convenience.

Step outside to a South-West facing garden, which is private, enclosed, and secure—ideal for outdoor relaxation, gardening, or entertaining. Upstairs, you'll find two double bedrooms, with the master bedroom offering built-in wardrobes for added storage.

This property is perfect for first-time buyers, down-sizers, or anyone seeking a charming, well-located home in a quiet, popular residential area.

Don't miss out on this fantastic opportunity! Call the Welcome Homes sales team today to book your 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		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	