



261 Bentley Road, DN5 9TG
£109,500 Offers In Region Of
Tenure Freehold

- Deceptively Spacious
- Large Garden
- Investment Opportunity
- No Chain
- Easy Access To Fantastic Amenities & Town Centre
- Basement

This well presented property makes for a perfect living solution for young professionals or a small family as well as an attractive proposition for investors. The deceptively spacious layout boasts two large reception rooms on the ground floor and a contemporary kitchen. Upstairs there are two large double bedrooms and a larger than average family bathroom with bath and shower. There is additional space in the basement which is excellent for storage or utility area. The property has a large enclosed rear garden that is relatively private backing onto fields. There is also the opportunity for parking at the back which is invaluable and rare in this area. The property couldn't be more conveniently located being a short drive to the City centre and walking distance to Bentley High Street with an abundance of shops and modern amenities. There are also excellent schools nearby. 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	
(69-80) C	75
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC