



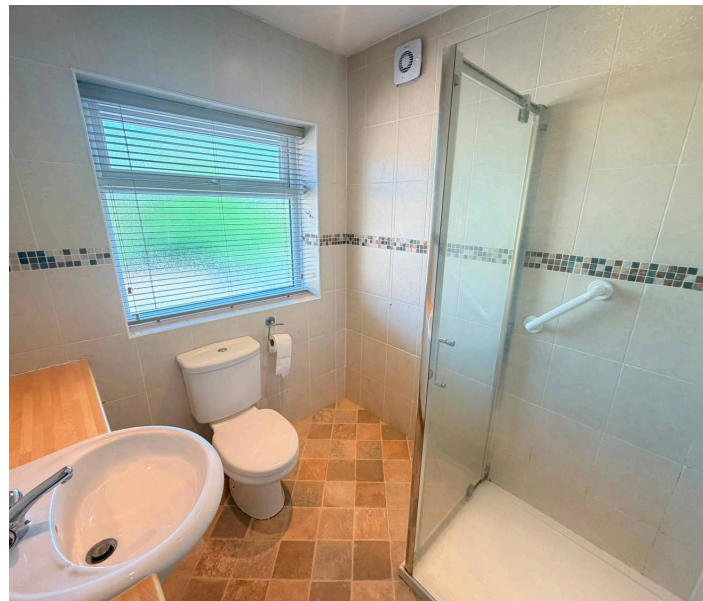


## 7 Linden Road

- WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- LOCATED WITHIN THE SOUGHT AFTER NEWBY RESIDENTIAL AREA
- LOUNGE WITH FIREPLACE & BAY WINDOWS
- IDEAL FIRST TIME BUY OR INVESTMENT
- GARAGE AND OFF STREET PARKING
- NO ONWARD CHAIN

We are delighted to present this well presented two bedroom semi detached house, ideally situated within the highly sought after Newby residential area.

This charming property boasts a spacious lounge featuring a fireplace and attractive bay windows, creating a light and welcoming atmosphere that is perfect for relaxing or entertaining guests. The layout is thoughtfully designed, with two generously sized bedrooms offering comfortable accommodation, making this home an excellent choice for first time buyers or investors alike. The property is offered with no onward chain, providing a smooth and straightforward purchase opportunity.



Externally, the home benefits from a low maintenance rear garden, ideal for those seeking an easy-care outdoor space. The garden includes a practical shed, providing useful storage for gardening tools or outdoor equipment. To the front, there is a driveway offering off street parking, as well as a garage for additional parking or storage needs. The property is conveniently located close to local amenities, reputable schools, and transport links, ensuring both comfort and convenience for daily living.



Early viewing is highly recommended to fully appreciate all that this delightful home has to offer. Contact us today to arrange your viewing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

## GROUND FLOOR

### Entrance Hall

### Lounge

12' 2" x 12' 2" (3.70m x 3.70m)

### Kitchen/Diner

15' 5" x 8' 10" (4.70m x 2.70m)

## FIRST FLOOR

### Landing

### Bedroom

12' 6" x 10' 6" (3.80m x 3.20m)

### Bedroom

10' 6" x 6' 11" (3.20m x 2.10m)

### Bathroom

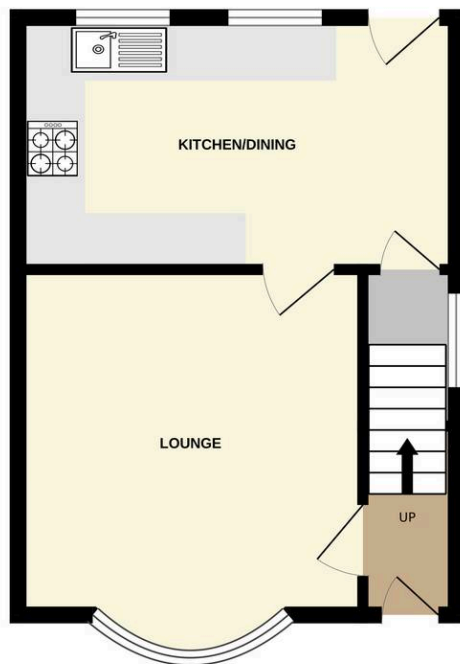
6' 11" x 6' 3" (2.10m x 1.90m)

## HMRC

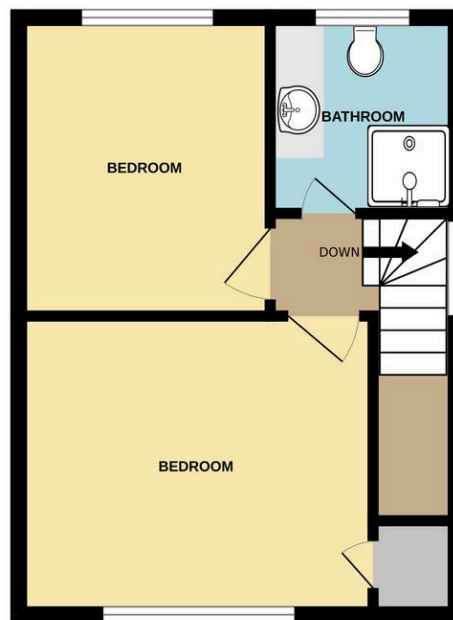
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Interested?

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132