

**FOR SALE**



**Fleming Way, Flanderwell**  
**Guide Price £130,000**

  
**MARTIN&CO**





## Fleming Way, Flanderwell

2 Bedrooms, 1 Bathroom

**Guide Price £130,000**

- Two bedroom
- Mid townhouse
- Extended
- Off road parking
- Upgrade required

GUIDE PRICE £130,000 - £140,000. Welcome to Fleming Way, an extended two-bedroom mid-townhouse with a rear garden and off-road parking, nestled in the peaceful residential area of Flanderwell. This property offers easy access to local amenities, excellent public transport links, and commuter routes, making it an ideal choice for those seeking a comfortable and convenient lifestyle. The property requires modernisation throughout.

### **\*\*Property Overview:\*\***

This mid-townhouse boasts two generously sized bedrooms, a spacious lounge, a kitchen and dining room. With off-road parking to the rear and rear garden.

### **\*\*Ground Floor Features:\*\***

**\*\*Lounge:\*\*** The lounge featuring a staircase that leads to the first-floor landing.

**\*\*Kitchen:\*\*** Has a range of wall and base units.

**\*\*Dining Room:\*\*** Has French doors leading to the rear garden.



**\*\*First Floor Features:\*\***

**\*\*Bedrooms:\*\*** Ascend the staircase to the first-floor landing, where you will find two generously sized bedrooms.

**\*\*Family Bathroom:\*\*** The family bathroom is appointed with a three-piece suite.

**\*\*Outdoor Space:\*\*** The property offers off-road parking to the rear. The rear garden has a lawn and a patio area..

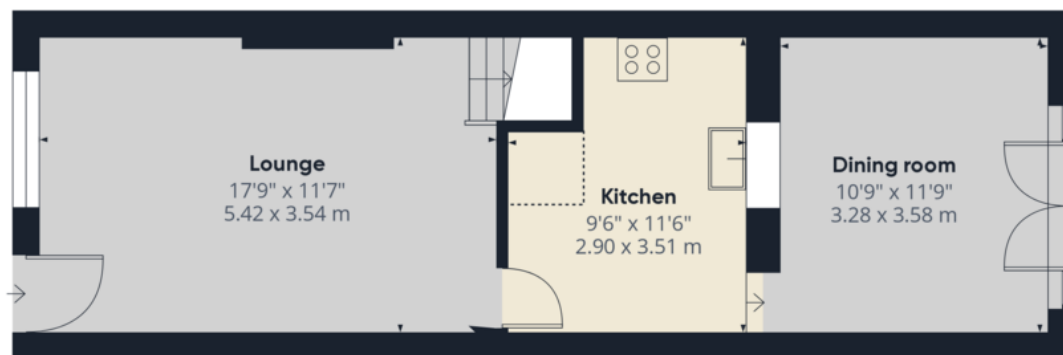
**\*\*Location:\*\***

Fleming Way is ideally situated to provide easy access to local amenities, including shops, schools, and parks. Public transport links are within reach, ensuring convenient travel options for daily commutes or leisure activities. The property also benefits from proximity to major commuter routes, making it well-suited for those who need to travel for work.

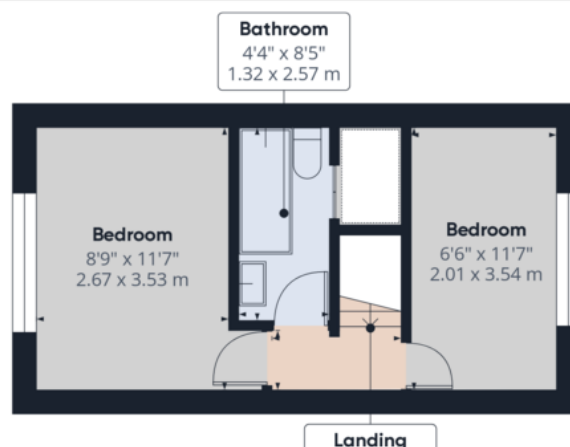


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





Ground Floor



**Approximate total area<sup>(1)</sup>**

687.16 ft<sup>2</sup>

63.84 m<sup>2</sup>

**Reduced headroom**

8.23 ft<sup>2</sup>

0.76 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.