









## H2S3516

## Town house in Oliva

## 95,000€

1 BEDROOM AND SHOWER ROOM DOWNSTAIRS

2 ROOF TERRACES, STORE ROOM

EXCELLENT TOWN CENTRE LOCATION NO CAR REQUIRED

PLENTY OF ON STREET PARKING

BUILD SIZE 104M². IBI 250€ PER YEAR. BASURA 80€ PER YEAR 2 BEDROOM AND SHOWER ROOM ON 1ST FLOOR

MODERN KITCHEN AND SHOWER ROOMS

NO WORK REQUIRED. JUST MOVE IN TO CONDITION

BUS ROUTE. WALKING DISTANCE TO SHOPS, RESTAURANTS ETC

A MUST TO VIEW.

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Located in an excellent position within Oliva, no hills to climb this house is right next to the town. On street parking, walking distance to the shops, bars, restaurants, banks and the main paseo. No car required to live here.

The house is modern inside and ready to move into. 3 bedrooms, 2 shower rooms, light kitchen, 2 rood terraces, store room on roof terrace.

Lounge dining room with a window to the front elevation, hot and cold air conditioning unit, ceiling light, stairs to the 1st floor, under stairs storage cupboard, doors off to bedroom 3, shower room and kitchen.

Kitchen with a range of base and wall units, fitted oven, hob and extractor, fridge freezer, washing machine and a skylight with natural light.

Downstairs shower room with a walk in shower, vanity unit with cupboards beneath and mirror over, lighting, W,C and bidet.

Downstairs bedroom with wardrobe, glass block window, built in wardrobe and lighting.

Stairs to 1st floor leading to landing.

Bedroom 1 is a lovely big room at the front of the house with double opening doors to a small balcony.

Shower room with a spa shower, W.C, wash basin, bidet, window and spot lighting.

Bedroom 2 is a double bedroom with a window and lighting.

Roof terrace. The first part of the roof terrace is over looked, however this could be easily rectified by putting up an awning or a gazebo etc. The second part of the roof terrace is private, a sunny position and there is a very large store room, which in my opinion it might be better to make this room smaller and have a bigger roof terrace for entertaining or sunbathing. A personal choice.