

Clarke Philips

Estate Agents & Property Management



£1,250 PCM

14 MAIDENHAIR WAY | BURY ST EDMUNDS | IP28 8WX

A well presented two bedroom coach house offering large open plan living accommodation opening into fully fitted kitchen with integrated appliances including dishwasher, washing machine and fridge freezer. Single garage below with extra storage space. Enclosed rear garden mainly laid to lawn with patio area.
Property has been tenanted since Photos were taken

Entrance Hall

Stairs to first floor.

Lounge/diner

5.74m x 4.08m (18' 10" x 13' 5") Windows to front and rear aspect, loft access & storage cupboard.

Kitchen

2.36m x 2.18m (7' 9" x 7' 2") Fully fitted kitchen with wall and base units, integrated appliances including dishwasher, washing machine and fridge freezer. Built in oven with gas hob and extractor over. Window to rear aspect.

Bedroom 1

3.71m x 3.18m (12' 2" x 10' 5") Window to front aspect.

Bedroom 2

3.25m x 2.15m (10' 8" x 7' 1") Window to front aspect.

Bathroom

2.07m x 1.93m (6' 9" x 6' 4") Panel bath with shower over, low level WC and hand wash basin.

Garage

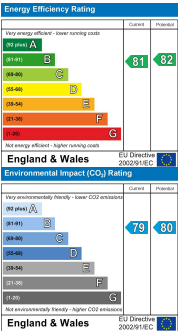
5.74m x 2.95m (18' 10" x 9' 8") Over sized single garage with extra storage under stairs. Parking offering space for two cars in front of garage/front door.

Rear Garden

Enclosed rear garden mainly laid to lawn with patio area.

Directions

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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 MISEDSCRIPTIONS 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.