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34 Caernarvon Drive, Clavhall, Essex IG5 0XD

** PRICE GUIDE: £300,000 - £325,000 ** NO ONGOING CHAIN** We are delighted to offer this spacious originally two double bedroom purpose built ground floor maisonette situated in this popular residential turning close to local amenities including the delightful Claybury Park with picturesque lake, Ancient Woodland, Childrens Play Area and outdoor public Gym. This double fronted property offers a spacious kitchen and bathroom and benefits from a PRIVATE REAR GARDEN & FRONT GARDEN. Offered with NO ONGOING CHAIN, this delightful home can only be truly appreciated by carrying out an internal inspection.

ENTRANCE HALL

radiator, storage cupboard, doors to:

RECEPTION ROOM 14'4 x 11'9 (4.37m) x 3.58m)

fanl, ights over, coved cornice, feature fireplace with tiled hearth, radiator.

BEDROOM ONE 12'10 x 11'3 (3.91m x 3.43m)

fanlights over, double radiator, laminated shed with windows, side access. wood strip flooring, coved cornice.

BEDROOM TWO 12'9 x 11'9 (3.89m x 3.58m)

Three light double glazed window with fanlights over, coved cornice, laminated wood strip flooring, radiator.

KITCHEN 9'5 x 9'4 (2.87m x 2.84m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, four burner gas hob with electric oven under, extractor fan, part tiled walls, plumbing for washing machine and dishwasher, Valiant wall mounted boiler, double glazed

window, further obscure double glazed Obscure UPVC double glazed door, window, UPVC double glazed door with sidelight, spotlights to ceiling.

BATHROOM 9'5 x 5'4 (2.87m x 1.63m) Panel enclosed bath with mixer tap, Four light double glazed half bay with pedestal wash hand basin, low level wc, part tiled walls, tiled floor, radiator, obscure double glazed window, coved cornice.

REAR GARDEN

Two light double glazed window with Paved patio area, lawn, brick built storage

FRONT GARDEN

Laid to lawn, mature shrub border.

COUNCIL TAX

LEASE

87 Years Remaining

GROUND RENT

£10 per annum

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

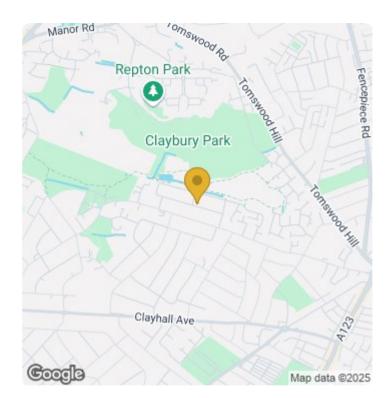
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

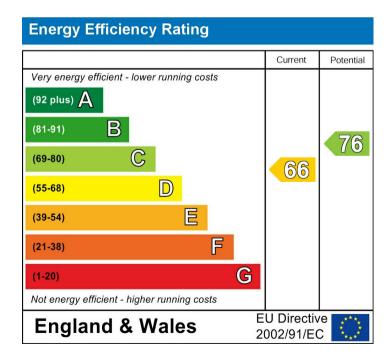




GROUND FLOOR 680 sq.ft. (63.2 sq.m.) approx.







TOTAL FLOOR AREA: 680 sq.ft. (63.2 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-steement. This plan is for fluid instantive purposes only and should be used as such by any prospective purchaser. The servery of the serve

