

HUNTERS®

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25b The Crescent

Tiltdown, GL11 5QS

Asking Price £165,000



Offered for sale with no onward chain in the popular location of Summerhayes in Cam, this well presented maisonette includes accommodation comprising of entrance hall, lounge, kitchen/breakfast room, two double bedrooms and bathroom. Property also benefits from double glazing, gas central heating and to the rear enclosed garden.



ENTRANCE

Front door to entrance with upvc double glazed window to rear, stairs leading up to landing with loft access and double glazed window to the side.

LIVING ROOM 15'3" x 10'0" (4.65 x 3.05)

With double glazed window to the rear and radiator, wall mounted electric fire.

KITCHEN/BREAKFAST ROOM 11'11" x 11'11" (3.63 x 3.63)

With a range of fitted units with worktop surfaces, one and half bowl sink unit with mixer tap and drainer. Cupboard with hot water tank and slatted shelves, second storage cupboard, space for electric cooker, plumbing for washing machine and dishwasher, space for fridge/freezer. Gas boiler annually serviced.

BEDROOM ONE 13'4" x 9'11" (4.06 x 3.02)

With double glazed window to the front and radiator.

BEDROOM TWO 12'0"X 8'0" (3.66X 2.44)

With double glazed window to front and radiator.

BATHROOM

Fully tiled floor and walls, low flush wc, wash hand basin, panelled bath with electric shower over and screen, frosted upvc double glazed window.

OUTSIDE

Steps leading down to enclosed rear outside garden with lawn and panelled fencing.

NOTE

Pursuant to the Estates Agent Act of 1979 we advise you that the owner of this property is an employee of Hunters Estate Agents.

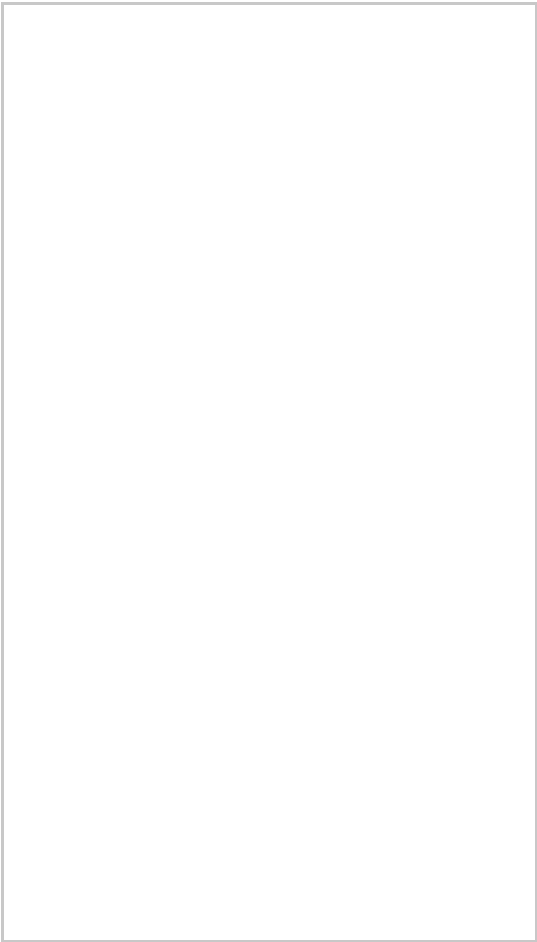
NOTE.

Property is Leasehold with approx 974 years left on lease.

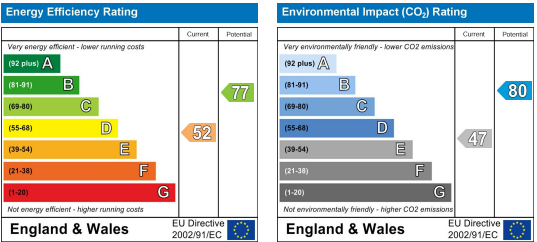
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.