



**15 MAYFIELD AVENUE
MAYFIELD
DE6 2JA
PRICE: OFFERS AROUND £220,000**



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www.fidler-taylor.co.uk



ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A traditionally styled three bedroomed semi detached property situated within the popular village of Mayfield.

The property has gas central heating, upvc double glazing and briefly comprises sitting room, dining kitchen, three bedrooms and family bathroom.

Externally there is a driveway providing parking and a generous sized rear garden.

Ideal for occupation by the growing family.

ACCOMMODATION

A UPVC double glazed front entrance door opens into the

Entrance Porch having UPVC double glazed windows and a door leading into the

Sitting Room 4.22m measured up to the staircase x 3.15m (13'10" measured up to the staircase x 10'4") having three front aspect UPVC double glazed windows, radiator, staircase leading to first floor, understairs storage cupboard and door leading into the

Dining Kitchen 5.28m x 2.56m (17'4" x 8'5") comprising a range of wall and base units and drawers with integrated dishwasher, electric oven and four ring gas hob with extractor hood above. space for a fridge freezer along with space and plumbing for a washing machine. Worksurface with inset stainless steel sink unit, tiled splashback, radiator, recess ceiling spotlighting, rear aspect UPVC double glazed window and UPVC double glazed French doors opening onto the rear garden.

First Floor Landing with access to the roof space, side aspect UPVC double glazed window and doors lead to the bedrooms and bathroom.

Bedroom One 3.33m x 3.10m (10'11" x 10'2") having a rear aspect UPVC double glazed window and radiator.

Bedroom Two 3.05m x 2.38m (10' x 7'9") (overall measurements) with front aspect UPVC double glazed window and radiator.

Bedroom Three 2.69m x 2.12m (8'10" x 6'11") having a rear aspect UPVC double-glazed window and radiator.

Family Bathroom 2.51m x 1.71m (8'3" x 5'7") (overall measurements) being fully tiled and comprising a small bath with mains control shower over, wash-hand basin with vanity unit below, low-flush wc, front aspect UPVC double glazed window and heated towel rail.

OUTSIDE

To the front of the property there is a tarmac driveway providing parking. A side entrance gate leads to the rear of the property. At the rear this is a generous sized garden with lawn and paved patio, bordered by timber fencing and hedging. There is also a substantial timber shed.

SERVICES

It is understood that all mains services are connected.



FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band B

EPC RATING C**VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2728



15, Mayfield Avenue, Mayfield, DE6 2JA



Total Area: 56.8 m² ... 612 ft²

All measurements are approximate and for display purposes only

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.