







**£250,000**

Located in a quiet cul-de-sac this well presented and extended duplex maisonette is welcomed to the market offering extremely flexible accommodation including kitchen, lounge, dining room/bedroom two, double bedroom and family bathroom. Other benefits also include private rear garden, garage and parking, recently extended lease to 122 years and close to all local amenities of the village.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs to first floor.

## **LOUNGE**

Double glazed door to garden, door to garage, double glazed window to side aspect.  
Radiator, spiral staircase to dining room.

## **DINING ROOM**

Double glazed window to rear aspect. Radiator, Range of built in storage, spiral staircase to lounge.

## **KITCHEN**

Double glazed window to front aspect. Range of wall mounted and floor standing units with work surface over, single drainer stainless steel sink with mixer tap, integrated gas hob, space for fridge/freezer, radiator.

## **INNER HALL**

Wall mounted gas boiler, airing cupboard housing lagged water cylinder, access to loft space, doors to kitchen, bathroom, dining room and bedroom.

## **BEDROOM**

Double glazed window to rear aspect. Radiator, door to inner hall.

## **BATHROOM**

Frosted double glazed window to front aspect. Panelled bath with mixer tap and shower over, low level w.c., pedestal wash hand basin, radiator.

## **OUTSIDE**

### **GARAGE**

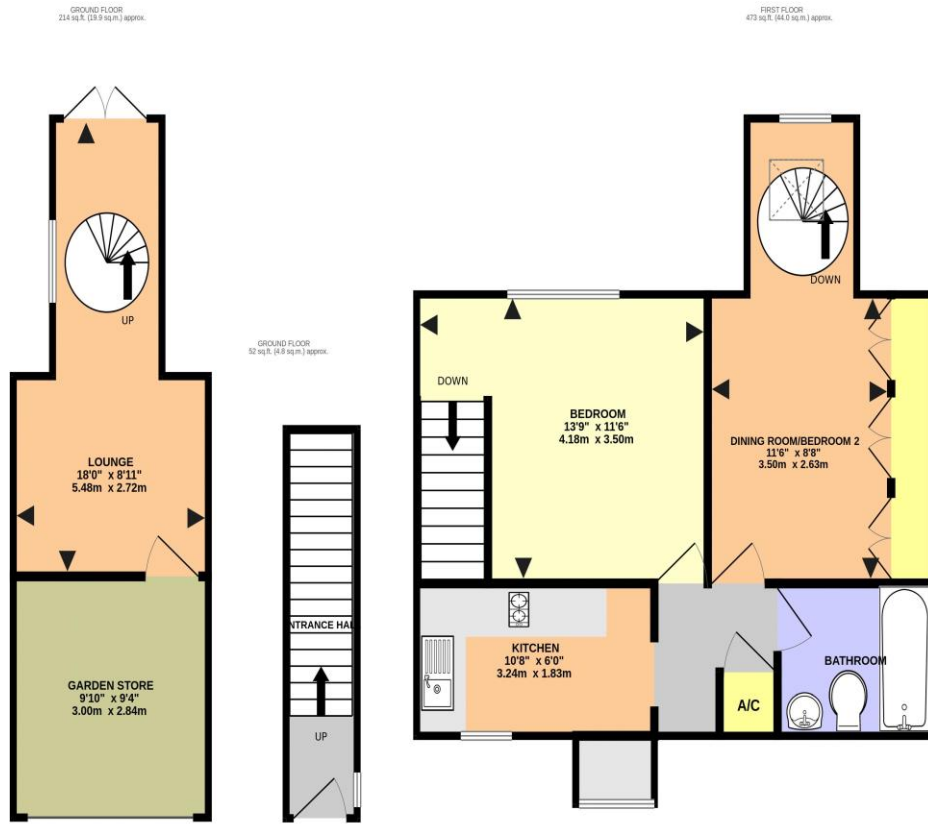
Electric up and over door, plumbing for washing machine, space for tumble dryer, water softener, cold water tap, hot water tap, power and light.

### **FRONT GARDEN**

Driveway providing off road parking.

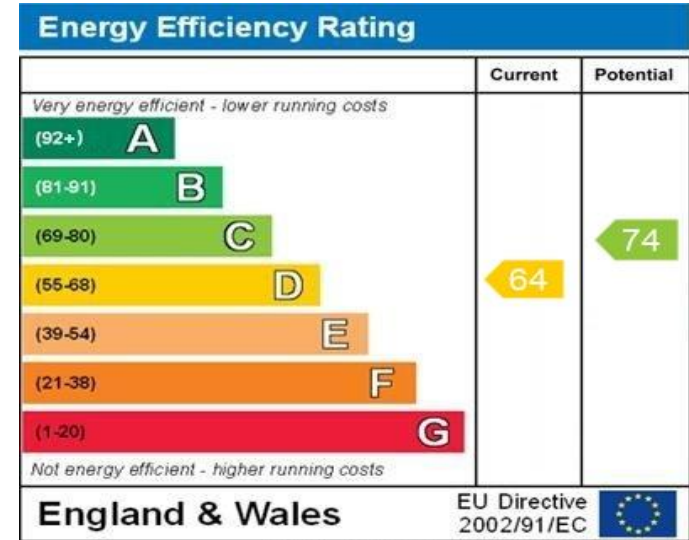
### **REAR GARDEN**

Mainly laid to lawn with patio area, flower and shrub beds, outside power socket.



WALLACE MEWS, EATON BRAY LU6 2AZ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.  
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MONEY LAUNDERING REGULATIONS 2017 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.

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