





£325,000

COMPLETE ONWARD CHAIN Set in a popular location close to schools & local amenities just a short distance from the Town Centre, this impressive two double bedroom ground floor maisonette is beautifully presented throughout with modern Kitchen & Bathroom, Gas Central Heating, private garden with garage and driveway parking. The lease has been recently extended and has **NO SERVICE CHARGES**.

Property Description

ENTRANCE

Part glazed composite front door with storm porch over to:

ENTRANCE HALL

Parquet flooring, radiator, storage cupboard, doors to:

LOUNGE

Double glazed window to front aspect. Radiator, spotlights, parquet flooring.

KITCHEN

Double glazed window to rear aspect, part glazed UPVC door to side. Fitted with a range of floor standing and wall-mounted units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, cupboard housing wall-mounted gas boiler, integrated oven and electric hob with extractor fan over, space for for fridge freezer, space for washing machine, spotlights, laminate flooring, radiator.

BEDROOM ONE

Double glazed window to front aspect. Parquet flooring, radiator, spotlights, freestanding wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Parquet flooring, radiator, spotlights, freestanding wardrobes.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin set in vanity unit, L-shaped panelled bath with shower over, heated towel rail, mirror with lighting, extractor fan, part tiled walls, tiled floor, spotlights.

OUTSIDE

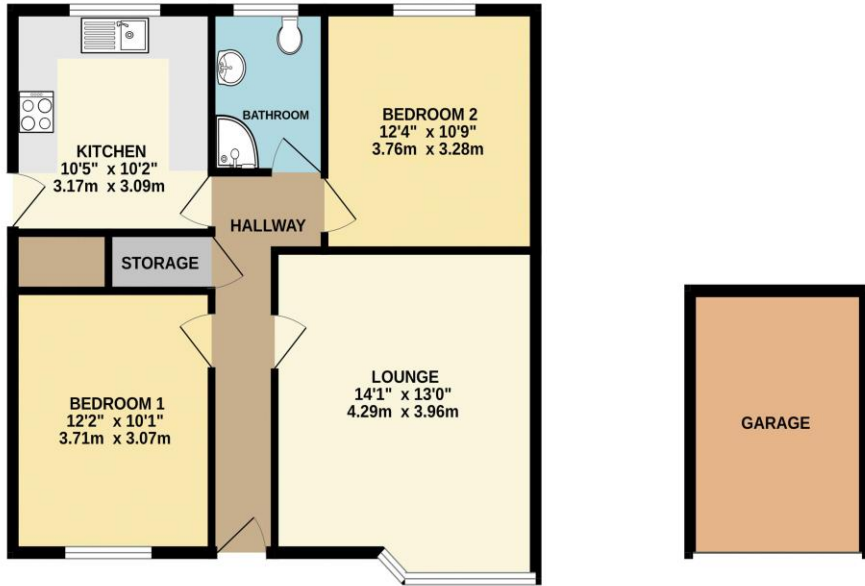
FRONT GARDEN

Driveway parking for several cars, pathway to front door, box hedging, shingle area. Shared driveway to rear.

REAR GARDEN

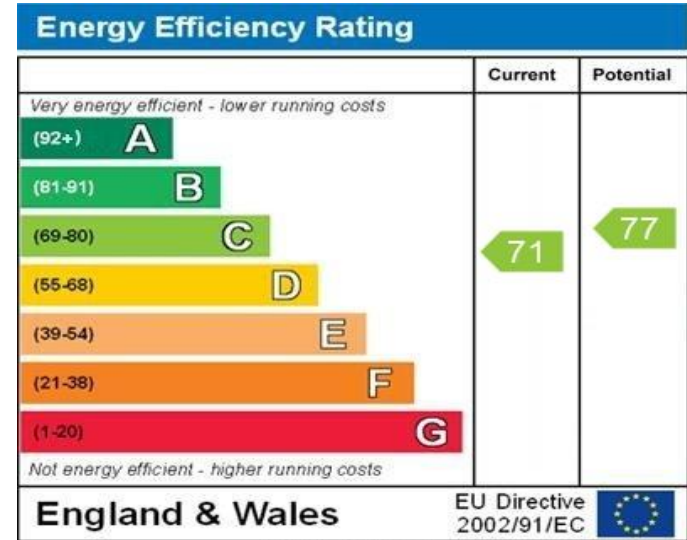
Mainly laid to lawn with patio area, flower and shrub borders, outside light and sockets. Single garage with up and over door, courtesy door to side, power and lighting.

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 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-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

THE CONSUMER PROTECTION REGULATIONS 2008 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

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