



A BEAUTIFULLY PRESENTED four bedroom maisonette in a DETACHED EDWARDIAN VILLA in this SOUGHT AFTER LOCATION near St Ann's Well Gardens. The accommodation comprises 25' OPEN PLAN KITCHEN/DINING ROOM, LOUNGE, STUDY, UTILITY ROOM, TWO EN SUITES, PERIOD FEATURES, WC, BALCONY, PERIOD FEATURES, NO CHAIN, EPC C.

- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- FOUR BEDROOM MAISONETTE
- CONVERTED PERIOD BUILDING
- THREE/FOUR BEDROOMS
- 25' KITCHEN/DINING ROOM
- LOUNGE
- UTILITY ROOM + SEPARATE WC
- WEST ASPECT BALCONY
- NO CHAIN





GROUND FLOOR

ENTRANCE HALL

Shelving, stairs rising to:

FIRST FLOOR

LANDING

South aspect feature arched leaded light coloured glass window, ceiling coving, picture rail, dado rail, entry phone.

LOUNGE/DINING ROOM

Four West aspect sash windows to bay, recessed downlighting, wooden flooring, radiator.

KITCHEN

Modern fitted kitchen comprising a range of wall mounted wall cupboards and base cupboards and drawer units, wooden worktops, breakfast bar with wooden worktop and cupboards under, one a half bowl single drainer sink unit with mixer tap, electric double oven, plumbed space for dishwasher, space for fridge/freezer, recessed downlighting, wooden flooring, West aspect glass pane door with windows to sides to:

BALCONY

West aspect.

BEDROOM 4/SECOND RECEPTION

Two East aspect sash windows, ceiling coving, picture rail, feature fireplace with wooden mantle and cast/tiled inset, radiator.

BEDROOM 3

Three East aspect sash windows to bay, picture rail, feature cast iron fireplace, radiator.

STUDY

*Formerly a bathroom, plumbing still under the floorboards*Frosted sash window, recessed downlighting.

UTILITY ROOM

Frosted sash window, fitted with a range of eye level cupboards and base cupboards, worktop, stainless steel single bowl single drainer sink unit, plumbed space for washing machine, recessed downlighting, ladder style heated towel rail.

SEPARATE WC

South aspect frosted sash window, wash hand basin with mixer tap, low level close coupled WC, recessed downlighting.

SECOND FLOOR

LANDING.

'Velux' skylight, video entry phone, eaves storage, radiator.

BEDROOM 1

'Velux' skylight, fitted cupboards, eaves storage, radiator, door to:

EN SUITE BATHROOM

'Velux' window, fitted with white suite comprising panelled bath with wall mounted fixed and flexible shower heads, screen to side, worktop with circular wash hand basin and mixer tap, fitted mirror over, recessed downlighting, part tiled walls, radiator.

BEDROOM 2

West aspect windows, recessed downlighting, cupboards, radiator, door to:

EN SUITE SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and cupboard under, low level close coupled WC,

EXTERNAL

SIDE STORAGE

Measuring 32' x 2'6".Useful for bikes and paddleboards etc.

ADDITIONAL INFIRMATION

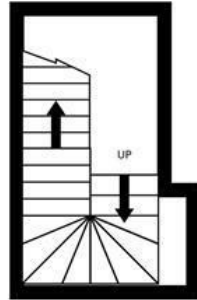
Lease - Share of freehold

Maintanace - Ad Hoc

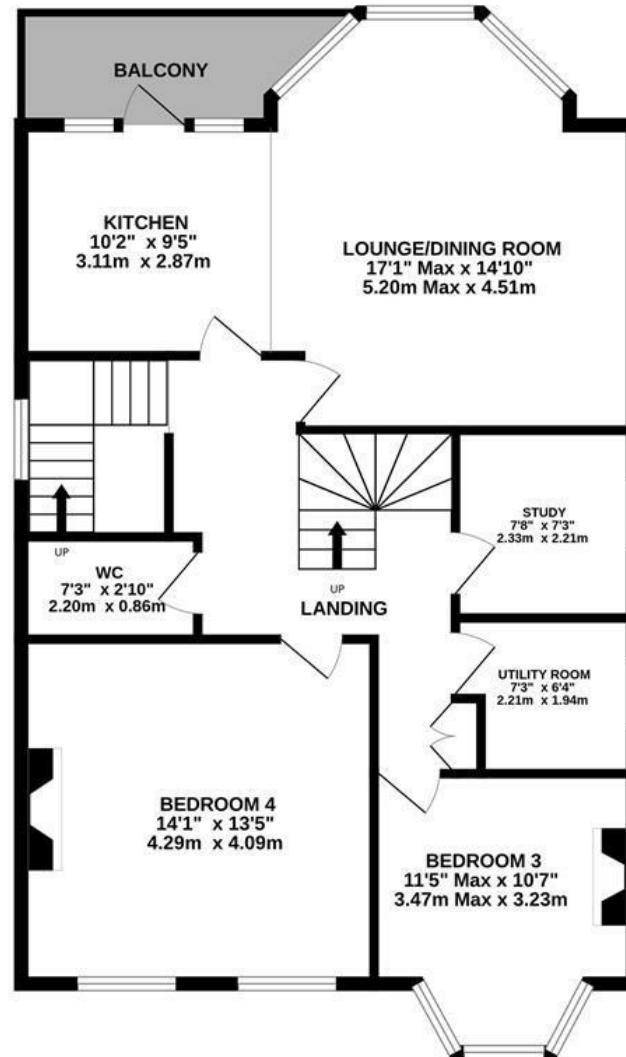
Ground Rent - £0

Council Tax Band C - £2,182.92

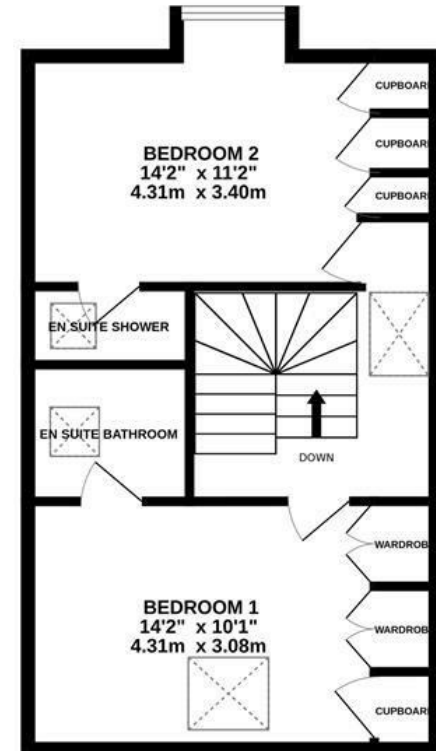
GROUND FLOOR
75 sq.ft. (6.9 sq.m.) approx.



FIRST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



SECOND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

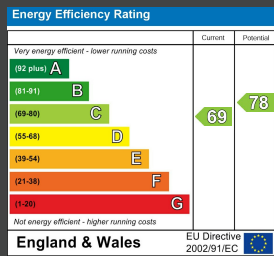


TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

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-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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ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: C

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

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DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have 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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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