





£250,000

Situated in the popular estate of Giffard Park within walking distance to the Grand Union canal, this well presented two bedroom terraced home is offered to the market with many benefits including, lounge, kitchen/diner, family bathroom, garden and allocated parking.

Property Description

ENTRANCE

Door to:

LOUNGE

Two double glazed windows to front aspect. Radiator, stairs rising to first floor landing, wood effect laminate flooring.

KITCHEN

UPVC double glazed door, double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface over, splashback tiling, wall-mounted boiler, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, gas oven and hob with extractor overhead, stainless steel single drainer sink unit with mixer tap, radiator.

LANDING

Airing cupboard, doors to bedrooms and bathroom, access to loft space.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC with push button flush, pedestal wash hand basin, part tiled walls, radiator, panelled bath with mixer tap and shower attachment.

OUTSIDE

PARKING

Off-road parking for one car.

FRONT GARDEN

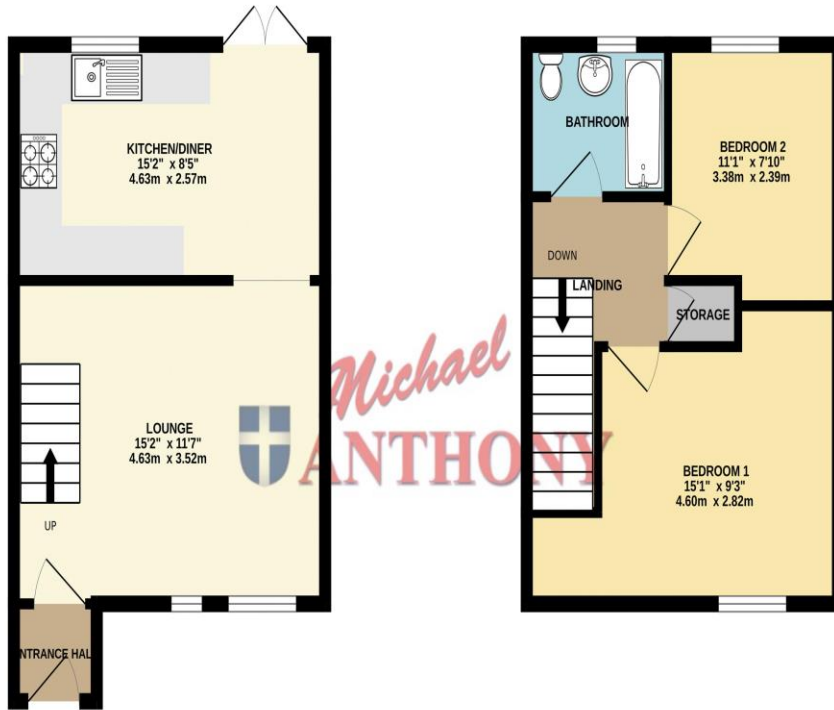
Path to front door.

REAR GARDEN

Outside light, outside tap, shed to remain, rear gated access, gravel area, electric point, enclosed by timber fence panelling.

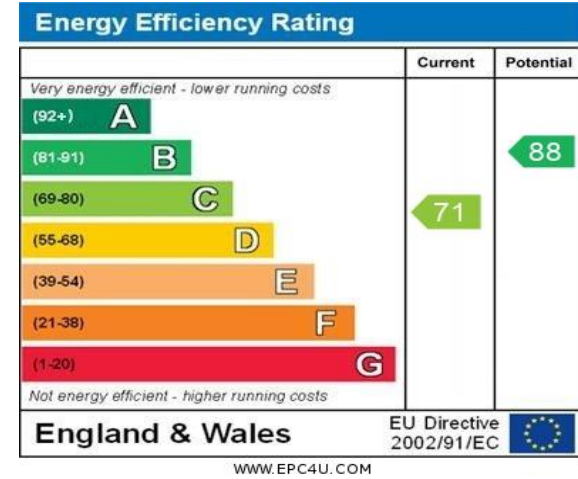
GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 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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