







**Guide Price**  
**£325,000**

Positioned in a cul-de-sac location on Maple Grove in the sought-after town of Woburn Sands is this three-bedroom semi-detached home in need of remodernisation. The accommodation comprises a kitchen/diner, lounge with sliding patio doors leading to the private rear garden and a family bathroom. Further benefits include a garage with ample parking and being sold with no upper chain.

# Property Description

## ENTRANCE

Door to:

## LOUNGE

Double glazed sliding patio doors to garden. Two radiators, stairs rising to first floor, under stairs storage cupboard.

## KITCHEN/DINING ROOM

Double glazed windows to front and side aspects. Fitted with a range of base and eye level units with rolled edge work surface over, space for washing machine, built-in electric oven and hob with extractor hood over, integrated fridge freezer, one and a half bowl stainless steel sink with drainer and mixer tap, complementary tiling, radiator, door to lounge.

## LANDING

Obscure double glazed window to side aspect. Doors to bedrooms and bathroom, storage cupboard, loft access.

## BEDROOM ONE

Double glazed window to front and side aspects. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed windows to front and rear aspects. Radiator.

## BATHROOM

Obscure double glazed window to side aspect. Panelled bath with shower over, heated towel rail, low level WC, pedestal wash hand basin with mixer tap, tiled walls and floor.

## OUTSIDE

### GARAGE

Garage with up and over door, power and lighting, wall-mounted boiler, UPVC courtesy door.

### FRONT GARDEN

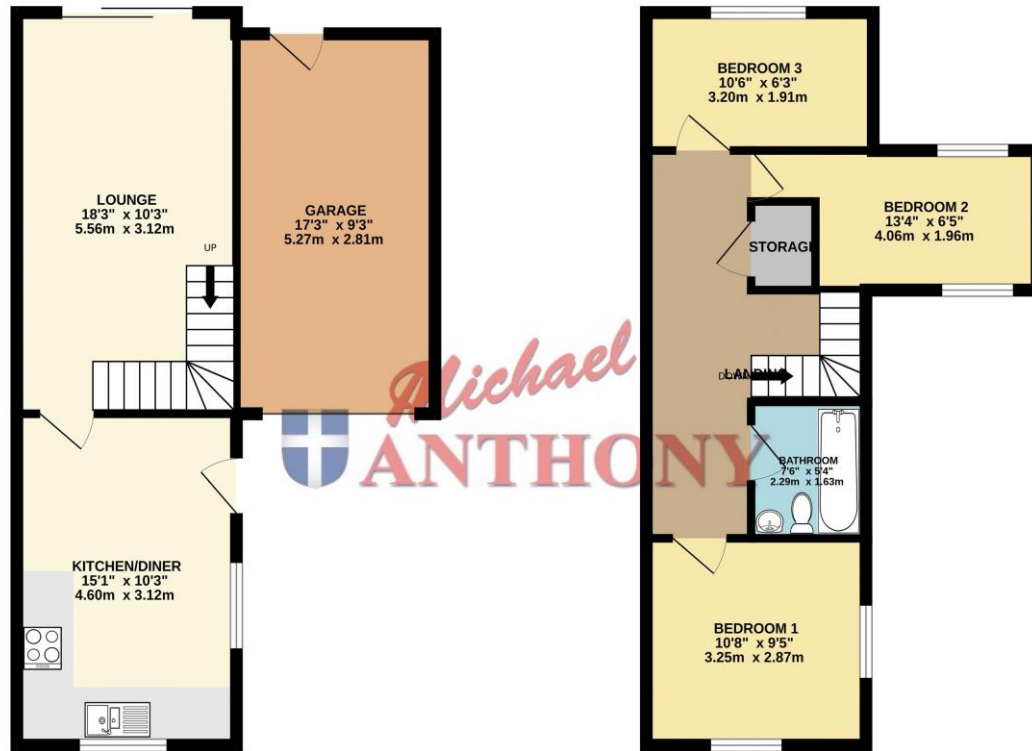
Driveway parking for several vehicles, spotlight.

### REAR GARDEN

Mainly laid to lawn with patio area, fully enclosed by panel fencing, flower and shrub borders.

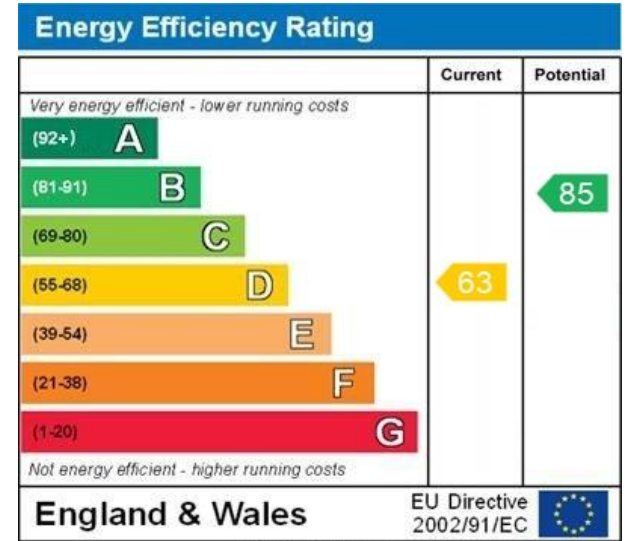
GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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