







**£280,000**

Positioned in a cul-de-sac location on the popular area of Wavendon Gate is this two-bedroom end of terrace home. Offered to the market with NO UPPER CHAIN, the property boasts a lounge, kitchen/diner, family bathroom and private rear garden. Further benefits include ample off-road parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Door to lounge, electric storage heater, stairs rising to first floor.

## LOUNGE

Double glazed window to front aspect. Under stairs storage cupboard, electric storage heater, door to kitchen.

## KITCHEN

Double glazed window to rear aspect, double glazed door to rear garden. Fitted with a range of wall-mounted and base units with rolled edge work surface over, stainless steel bowl and drainer with mixer tap, complementary tiling, wood effect flooring, built-in electric oven with electric hob and extractor fan over.

## LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Electric storage heater, built-in wardrobe.

## BEDROOM TWO

Double glazed window to rear aspect. Wood effect flooring, electric storage heater, built-in wardrobe housing hot water tank, loft access.

## BATHROOM

Obscure double glazed window to rear aspect. Low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, complementary tiling, shaver point.

## OUTSIDE

## PARKING

Off-road parking for several vehicles.

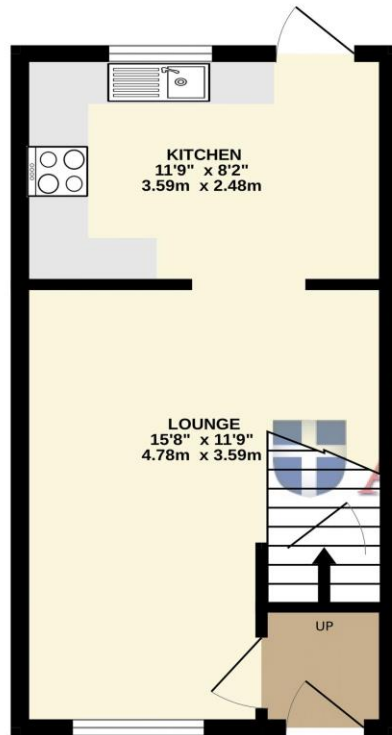
## FRONT GARDEN

Laid to lawn with flower beds, path to front door, mature shrubs, spotlight.

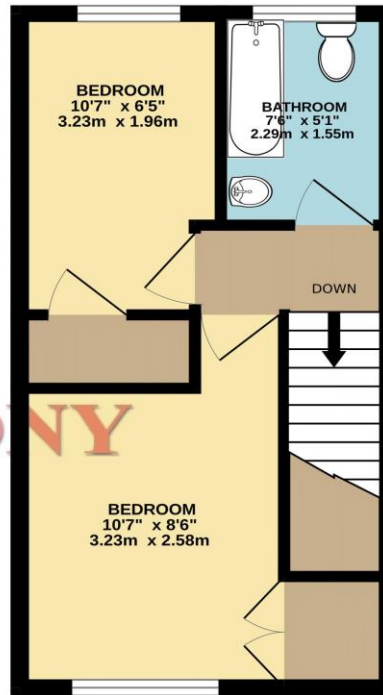
## REAR GARDEN

Mainly laid to lawn with patio area, side gated access, fully enclosed by timber fencing, shed to remain, flower and shrub beds, outside tap, spotlight.

GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



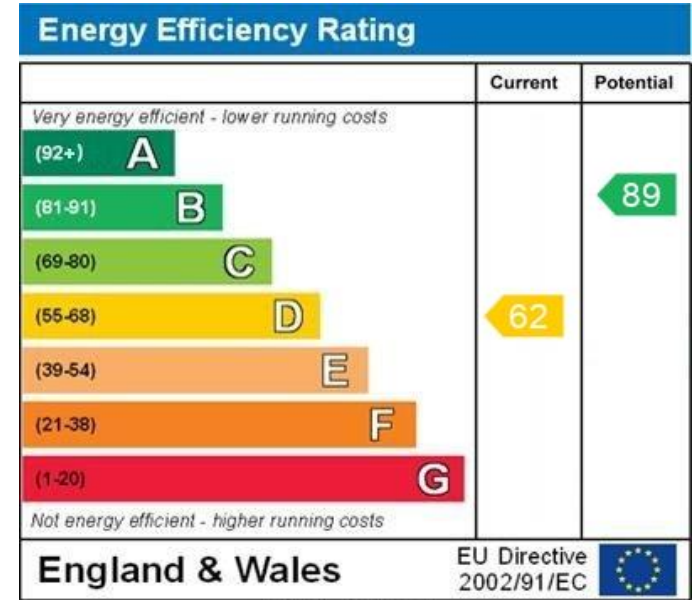
Michael  
ANTHONY

TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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