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Gordon Road, Shenfield



Gordon Road Shenfield

£325,000

Perfectly situated two double bed roomed ground floor maisonette located in a cul-de-sac position 0.6 miles from Shenfield mainline rail station that is ideal for London commuting. The accommodation comprises; entrance hall, lounge/diner, fitted kitchen, two bedrooms, bathroom and patio garden to the rear. Shenfield Broadway provides a wide array of shops, bars and restaurants as well as a fast and frequent rail service to London including the Elizabeth Line for the West End and Heathrow airport beyond. No onward chain. EPC D.



Entrance Hall

Accessed via private entrance door to side of property leading to entrance hall. Wood effect laminate flooring, radiator, access to all other rooms.

Lounge/Diner 14' 11" x 12' 8" (4.54m x 3.87m)

With uPVC double glazed windows/doors to rear, TV aerial, radiator, wall lighting, feature fire surround. Wood effect laminate floor.

Kitchen 10' 5" x 8' 0" (3.18m x 2.44m)

Fitted uPVC double glazed windows and door to rear, tiled flooring, fitted range of wall mounted and base level wooden effect units, rolled edge work surface with tiled splash-backs incorporating single bowl single drainer sink unit, freestanding appliances to include electric cooker and washing machine, fitted extractor hood. Space for fridge/freezer. Wall mounted gas boiler.

Bedroom One 15' 0" x 9' 10" (4.57m x 2.99m)

uPVC double glazed window to front, range of matching fitted wardrobes and cupboards with further free standing drawer units to remain, radiator.

Bedroom Two 11' 3" x 9' 7" (3.42m x 2.91m)

Glazed windows to front, radiator.

Family Bathroom

Obscure uPVC window to side, tiled walls in contrasting ceramics, tiled flooring, matching white suite comprising low level WC, pedestal wash hand basin, wood panelled bath with shower screen and electric shower unit over.

Exterior

To the front of the property the garden is laid to lawn with adjacent pathway providing access to the entrance and side access to the rear garden. The rear garden is fenced and paved with access to wooden shed.

Agents Note

Tenure - share of freehold.

Buildings Insurance £295.00 from June 2024.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Band C.

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