



### Property Description

Wright & Wright are pleased to offer for sale this superb 3 bedroom first floor maisonette offering a wealth of potential. uPVC double glazing, gas central heating. Entrance hall, kitchen, spacious lounge, three good bedrooms and bathroom. External store cupboard and garage. No chain.







**Entrance Hall**

having two light points, radiator and cupboard with light.

**Kitchen** 3.20m x 2.30m (10' 6" x 7' 7")

having uPVC double glazed window, ceiling light point, radiator, range of matching wall and base units with work surfaces over, double sink unit with mixer taps and drainer, plumbing for automatic washing machine, built in oven and gas hob.

**Lounge/Dining Room** 6.36m x 4.50m (20' 10" x 14' 9")

having uPVC double glazed window, two ceiling light points, two wall light points, two radiators.

**Bedroom One** 5.80m x 4.10m (19' x 13' 5")

having uPVC double glazed window, two ceiling light points, radiator.

**Bedroom Two** 4.10m x 3.20m (13' 5" x 10' 6")

having uPVC double glazed window, two ceiling light points, radiator.

**Bedroom One** 2.80m x 2.40m (9' 2" x 7' 10")

having uPVC double glazed window, two ceiling light points, radiator.

**Bathroom**

having uPVC double glazed window, ceiling light point, radiator, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

**Outside**

Externally there is a staircase leading to the maisonette, and external brick built boiler room and single garage.

GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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