



**Wivelsfield, Eaton Bray, LU6 2JQ**  
**Asking price £260,000**

**Sears & Co**  
estate & letting agents



**\*\*NO UPPER SALES CHAIN\*\*** A rarely available two bedroom GROUND FLOOR maisonette situated in this popular position on Wivelsfield, Eaton Bray, LU6. Accommodation comprises an entrance area, kitchen, OPEN PLAN living/dining area, two bedrooms and a family bathroom. Externally the property further benefits from a front and rear garden plus a GARAGE located in a nearby block. Contact SOLE appointed selling agents Sears & Co to arrange your viewing. Council tax band C.

### Front Door

### Entrance Area

Radiator. Wood effect flooring. Access into the kitchen area.

### Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven and gas hob with extractor over. Space for a washing machine and fridge freezer. One and a half bowl stainless steel sink with mixer tap and drainer unit. Tiling to splash back areas. Radiator. Wood effect flooring.

### Living & Dining Area

Double glazed patio doors leading to the garden. Radiator. Wood effect flooring.

### Bedroom One

Double glazed window. Radiator. Wood effect flooring.

### Bedroom Two

Double glazed window. Radiator. Wood effect flooring.

### Family Bathroom

Fitted with a three piece white suite to include a tile enclosed bath with shower attachment, pedestal wash hand basin and a low level w/c. Tiled flooring. Tiled walls.

Wood effect flooring. Extractor fan. Radiator. Storage cupboard with a further radiator.

### To The Rear

A private rear garden laid with areas of patio and lawn. Planted borders. Enclosed by timber panel fencing. Gated rear access

### To The Front

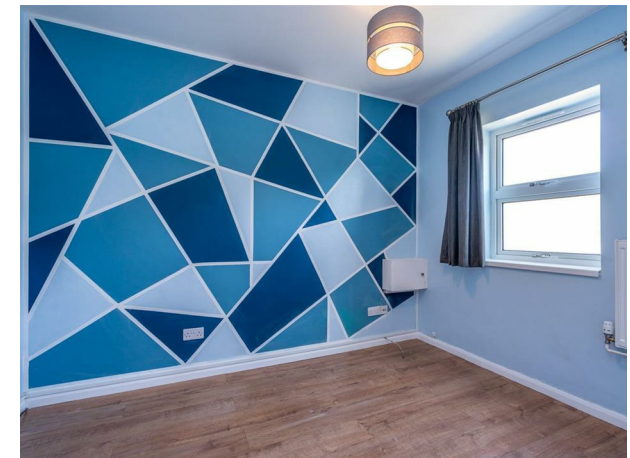
An area of front garden. Steps and pathway leading to the front door.

### Garage

Accessed via an up and over door. Power and lighting.

### Lease & Charges

The owners have advised that the property has approximately 119 years remaining on the leasehold. The owners have also advised that the property is subject to a building insurance cost of £363.70 per year and a ground rent charge of £50 per year. This information should be verified with a solicitor prior to any exchange of contracts.



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## Ground Floor

Approx. 65.8 sq. metres (707.9 sq. feet)



Total area: approx. 65.8 sq. metres (707.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



