



Damson Way, Edlesborough, LU6 2FQ
Asking price £390,000

Sears & Co
estate & letting agents

A well presented two bedroom semi detached family home situated in this delightful position on Damson Way, Edlesborough, LU6.

Accommodation comprises an entrance hallway, living room, open plan kitchen/dining room, w/c, two well proportioned bedrooms and a family bathroom with a three piece white suite.

Externally the property further benefits from two allocated parking spaces and a private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Storage cupboard. Stairs leading to the first floor landing. Access to the w/c, kitchen/dining room and living room.

Living Room

Two doubled glazed windows. Radiator. Ceiling fan.

Kitchen/Dining Room

Double glazed window. Double glazed doors leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated oven with gas hob and extractor over. Space for a freestanding dishwasher, fridge freezer, washing machine and tumble dryer. Stainless steel sink with drainer unit and mixer tap. Wood effect flooring. Ceiling fan. Recessed down lighting. Radiator.

W/C

Fitted with a pedestal wash hand basin and low level w/c. Tiling to splash back area. Wood effect flooring. Radiator. Extractor fan.

First Floor Landing

Double glazed window. Radiator. Storage cupboard. Access to the loft. Access to the family bathroom and the bedrooms.

Bedroom One

Two double glazed windows. Radiator. Ceiling fan.

Bedroom Two

Double glazed window. Radiator. Ceiling fan.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment over and glass screen, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Tiled window sill. Wood effect flooring. Extractor fan. Recessed down lighting.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Outside light. Outside tap. Gated side access.

To The Front/Side

An area of garden laid with lawn. Hedging. Outside light. Pathway to the front door. Gated side access.

Externally

The property further benefits from two allocated parking spaces.

Service Charge

The owners have advised that the property is subject to services charges in the region of £40.98 per month. This information should be verified by a solicitor prior to exchange of contracts.

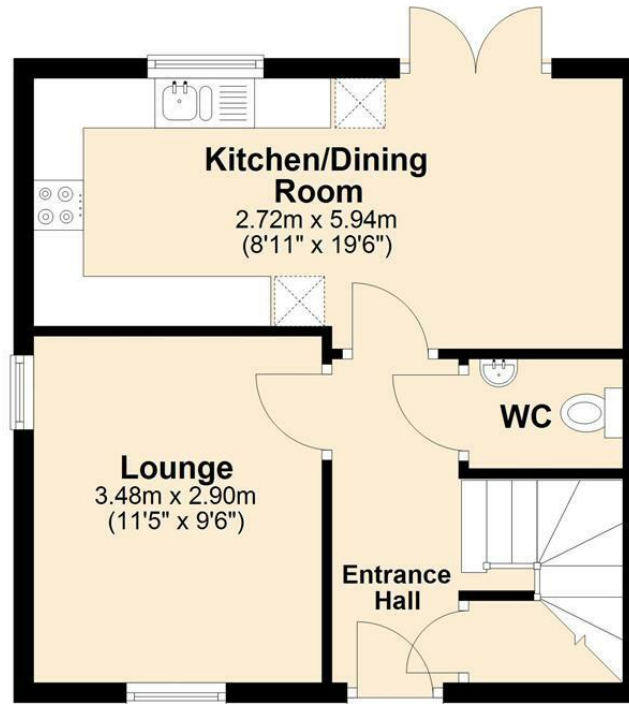


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www.searsandco.co.uk call: 01442 254 100

Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.3 sq. feet)



Total area: approx. 72.4 sq. metres (779.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

