



Marlborough Rise,

Not for marketing purposes INTERNAL USE ONLY

welcome to

Marlborough Rise,

Guide Price £230,000 - £240,000 This two bedroom detached bungalow is located on a corner plot within the popular village of Aston. The area offers convenient access to motorway links and a range of local amenities.



Hallway

Having an entrance door, radiator and store cupboard.

Wet Room

Having a walk in shower, wc and wash hand basin. Front facing double glazed window and heated towel rail.

Lounge

16' 1" x 10' 11" (4.90m x 3.33m)

Front facing double glazed window and radiator. A feature of the room is the ornamental fire place.

Kitchen

14' 9" x 10' 7" (4.50m x 3.23m)

Having a range of wall and base units, inset sink with rolled edge work surfaces. Side facing double glazed window and a door leading to the rear garden. Space for cooker and integrated washing machine, radiator.

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m)

Rear facing double glazed window and radiator.

Bedroom Two

12' x 8' (3.66m x 2.44m)

Rear facing double glazed window and radiator.

Gardens

The property offers a corner plot which is mainly laid to lawn and patio area. Shed.

Drive & Garage

There is a block paved driveway leading to the garage.



check out more properties at williamhbrown.co.uk



welcome to

Marlborough Rise,

Guide Price £230,000 - £240,000

- Two Bedrooms
- Detached Bungalow
- Modern Kitchen
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CPK114250 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk