



Matthey Place, Pound Hill
£270,000

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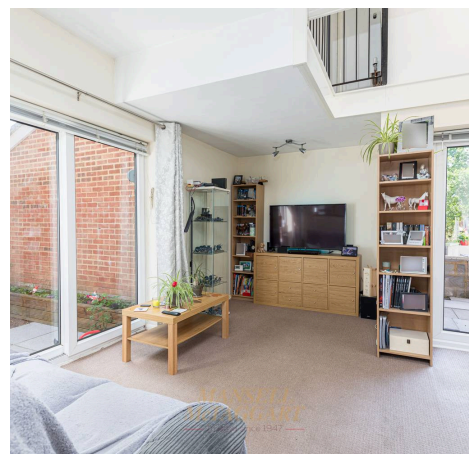


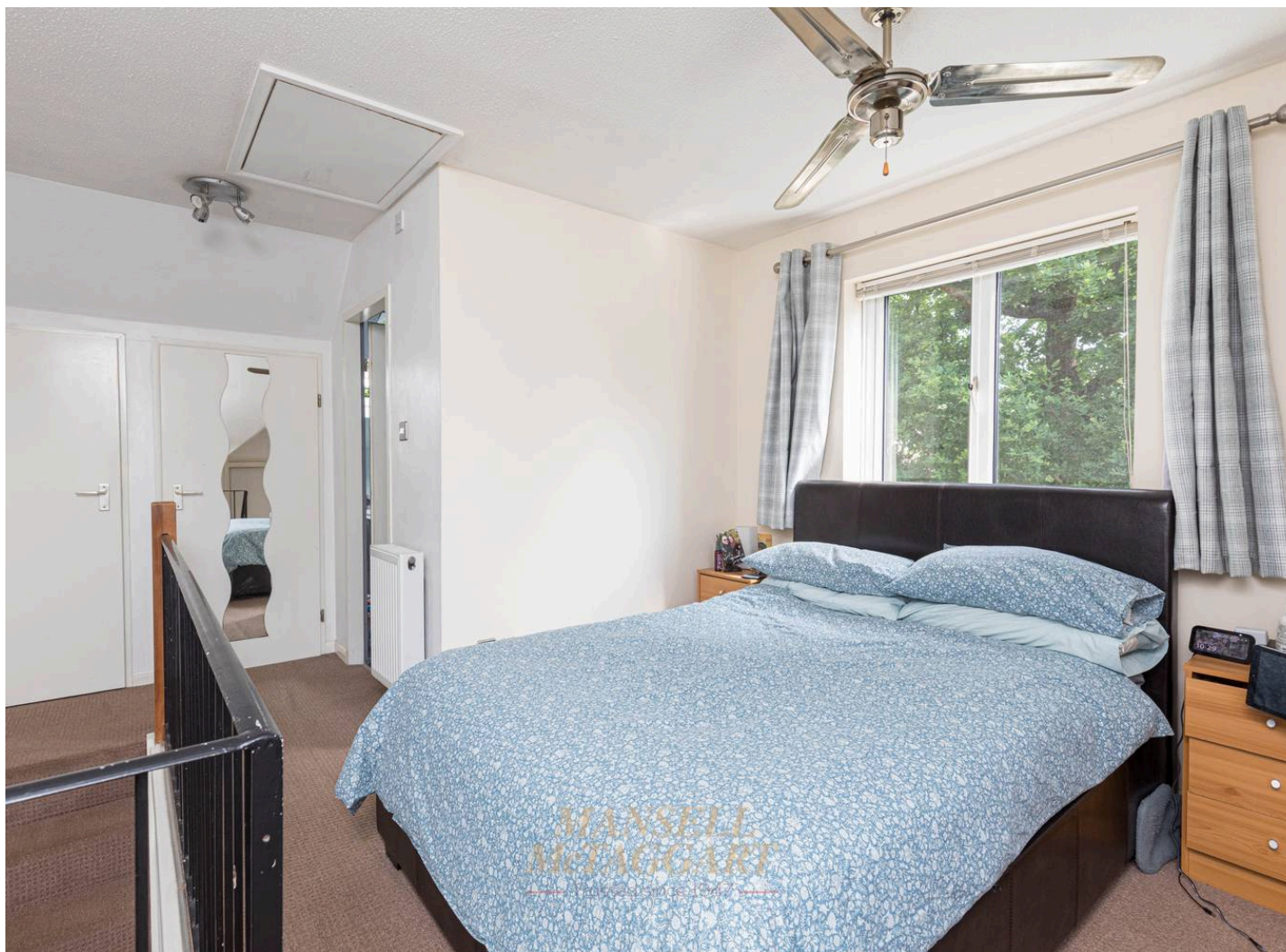


- One double bedroom end of terrace house
- Open plan living area with direct garden access
- Double bedroom with separate space ideal for working from home
- Allocated parking for one vehicle
- Two private gardens plus access to attractive communal grounds - side gate to main garden
- Easy access to local amenities and transport links
- Ideal starter home or investment
- Council Tax Band 'B' and EPC 'D'

This one double bedroom end of terrace home is situated in the sought after area of Pound Hill. Ideal for investors, first-time buyers and downsizers alike, an internal viewing is highly recommended to appreciate the deceptive amount of space on offer, both inside and outside.

A path leads to a covered entrance porch with useful external storage cupboard, which neatly houses the combination boiler, fuseboard and meters. The front door opens into the modern kitchen, which is fitted with an attractive range of white gloss wall and base units, stainless steel sink drainer set in worktops beneath a window to the side, integrated oven with gas hob and extractor over, space and plumbing for washing machine and integrated fridge/freezer. There is a handy larder style cupboard and a breakfast bar.

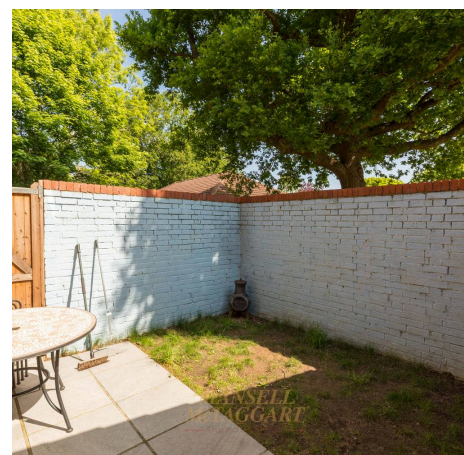
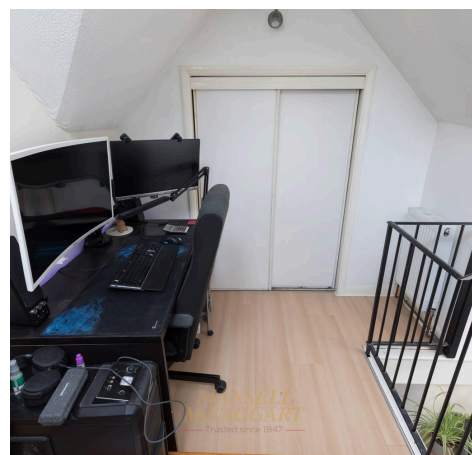
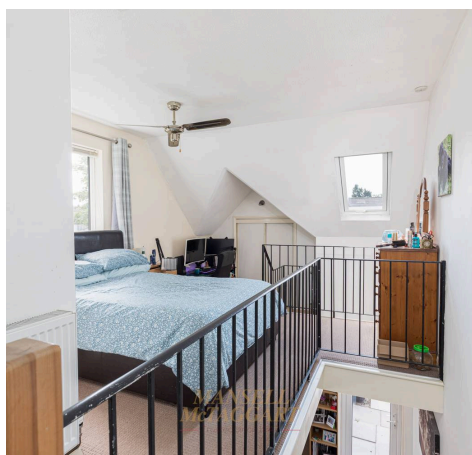




Steps lead down to the main living area, which has a sliding door to the private side garden and further access to the rear patio and communal gardens beyond. This part of the house is noticeably light and airy, with further useful storage space under the stairs.

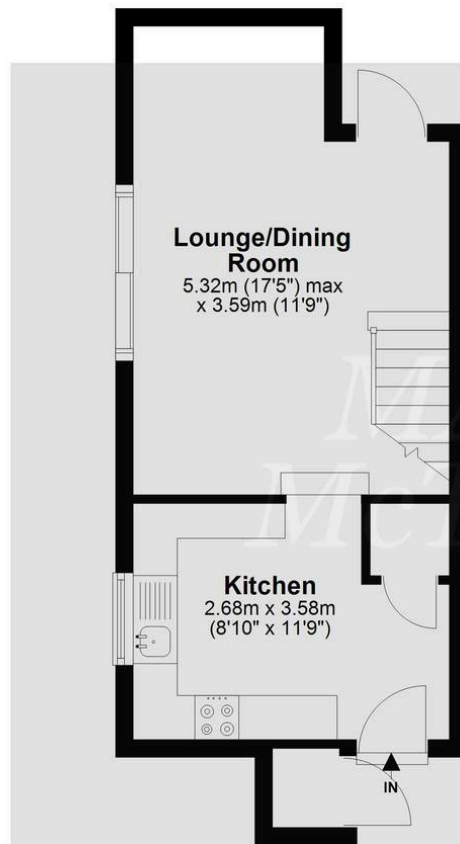
A staircase leads from the living room to the first floor landing, where two cupboards provide further storage into the eaves. The bedroom is a generous dual aspect double room with a window to the front and a re-fitted Velux window to the side. Steps lead down to an additional space which is ideal for those working from home to have a desk, with a built-in wardrobe beyond for even more storage. There is access to a mostly boarded loft with light. The bathroom is fitted with a panel bath with wall mounted shower attachment, low level WC, wash hand basin and heated towel rail. A re-fitted Velux window to the front allows in plenty of natural light and the bathroom is finished with tiled floor and walls.

Outside the front garden is laid to lawn with access to the private garden at the side. There is also a handy outside tap. The side garden has been landscaped, with an area of patio, the remainder laid to lawn with attractive wooden planter. To the rear, a further private outside space is paved with gated access to attractive enclosed communal gardens beyond. There is an allocated parking space a short walk from the property.



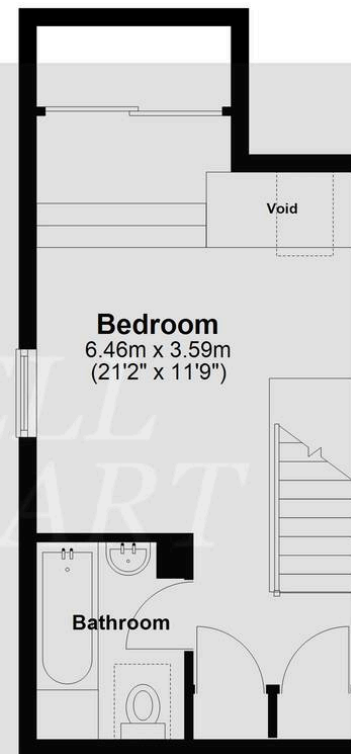
Ground Floor

Approx. 27.9 sq. metres (300.8 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



Total area: approx. 54.7 sq. metres (589.2 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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