



3 Mayfair Crescent Waltham, DN37 0EE

Located off Westfield Road is this TWO BEDROOM SEMI DETACHED BUNGALOW within the sought after village of Waltham having a wealth of amenities including shops, schools and regular bus service. The accommodation offers :- Entrance hall, lounge, breakfast kitchen, two bedrooms and bathroom. Front and rear gardens. Drive and GARAGE. The property benefits from gas central heating and double glazing. Offered with NO FORWARD CHAIN.

£164,950

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- DINING KITCHEN
- LOUNGE
- BATHROOM
- DRIVE AND GARAGE
- GARDENS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a timber side entrance door leads into the hall. Decorative plate rack. Coving to the ceiling with access to the loft space. Built in cupboard. Radiator. Tiled flooring.



LOUNGE

12'10" x 12'10" (3.92m x 3.92m)

Featuring an ornate fire surround in an oak finish with living flame effect gas fire, tiled inset and hearth. Coving to the ceiling. Radiator. Double glazed window to the front.



LOUNGE

Additional photo



DINING KITCHEN

14'0" x 11'6" (4.27m x 3.52m)

Fitted with a range of wall and base units in a beech finish, contrasting worksurface incorporating the one and a half bowl stainless steel sink unit with mixer tap. Ceramic tiled splash backs. Built in oven and gas hob with extractor unit over. Plumbing for a washing machine. Built in airing cupboard housing the gas central heating boiler. Radiator. Double glazed windows to the side and rear aspects. Double glazed door to the rear gives access to the rear garden.



DINING KITCHEN

Additional photo



BEDROOM 1

14'0" x 10'9" (8'3") (4.27m x 3.28m (2.54m))

Fitted wall to wall wardrobes. Double glazed window to the rear. Radiator.



BEDROOM 1

Additional photo



BEDROOM 2

10'0" x 9'9" (3.07m x 2.99m)

Double glazed window to the front, radiator. Coving to the ceiling.



BEDROOM 2

Additional photo



BATHROOM

7'9" x 6'11" (2.37m x 2.13m)

Fitted with a pale blue suite comprising of bath, pedestal wash hand basin and low flush w/c. Down lights to the ceiling. Towel radiator. Double glazed window to the side. Tiled flooring.



OUTSIDE



GARDENS

The front garden stands behind a fence being lawned with ornamental shrubs and plants. A concrete driveway provides ample off street parking. Fencing to the side. Wrought iron gate to the side leads into the rear garden. The rear garden is grassed with fenced boundaries. Greenhouse and outside tap.



GARDENS

Additional photo



GARAGE

15'4" x 7'11" (4.69m x 2.43m)

A sectional garage with courtesy door to the side. Power and lighting.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band B

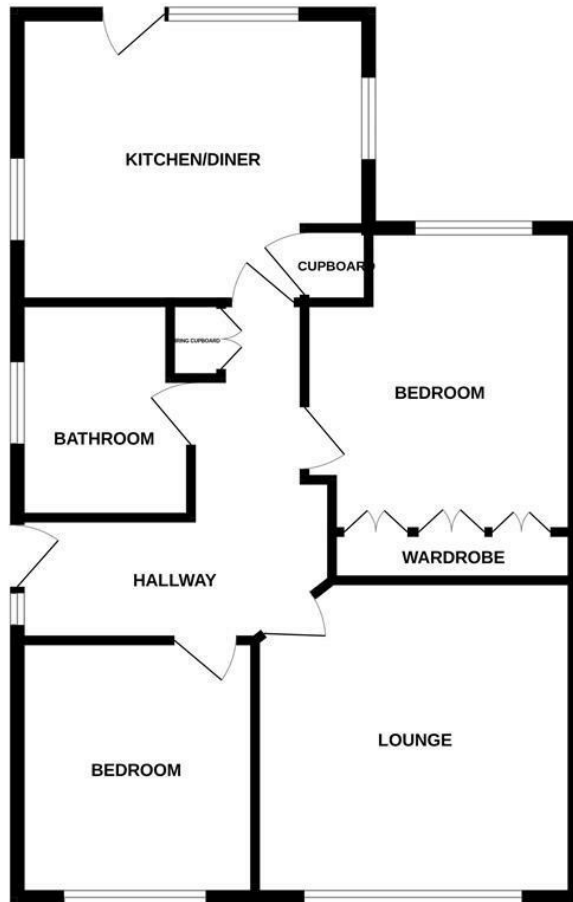
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.