









welcome to

The Heathers, Wollaston

Offered for sale is this two bedroom first floor maisonette, located in a small cul de sac, within the popular village of Wollaston. This property offers excellent potential as a very affordable first time buy or rental investment.













Entrance Via:

Covered porch with "bin store".

Entrance Hall

Double glazed door and stairs to first floor landing.

First Floor Landing

Built-in wardrobe.

Lounge

18' 10" max x 18' 3" max (5.74m max x 5.56m max) A large irregular shaped room with double glazed window to front and double glazed doors onto balcony with paved seating area. Spiral staircase to master bedroom. Door to:

Inner Hallway

Door to bedroom two, bathroom and airing cupboard with hot water cylinder and "electric" boiler.

Kitchen

10' 3" x 5' plus large recess ($3.12m \times 1.52m$ plus large recess)

Fitted base and eye level units with work surface over, fitted oven, hob and extractor. Stainless steel sink and drainer unit. Tiled walls and floor. Double glazed window to rear.

Bedroom Two

13' 6" x 11' 10" max ($4.11m \times 3.61m \text{ max}$) Double glazed window to rear. Radiator. Built-in cupboard.

Bathroom

Suite comprising WC, wash hand basin, "P" shaped bath with plumbed shower and glass screen. Tiled walls and floor. Towel rail. Extractor. Double glazed window to rear.

Second Floor Bedroom One

18' 10" max to back of wardrobes x 11' 6" (5.74m max to back of wardrobes x 3.51m)
Accessed via spiral staircase from the lounge. Range of fitted wardrobes, radiator, skylight to rear, eaves storage.

Outside

The Land Registry title indicates the allocated parking space in the car park to the rear.





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The Heathers, Wollaston

- 2 bedroom maisonette
- Popular village location
- Car Park at the rear
- Close to local shops, the school and plenty of other amenities
- Offered with NO CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£135,000







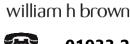


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113040



Property Ref: WBR113040 - 0012 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.



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