



**The Heathers, Wollaston NN29 7UB**

**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 x 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 x 3.61m 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

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Property Ref:  
WBR113040 - 0012

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