



## Maxwell Road, guide price £330,000

- Well Presented
- Two Double Bedrooms
- Close to Amenities
- Large Plot
- Parking for Several Cars
- Garden
- Viewing Highly Recommended
- EPC Rating: D



 2  1  1



## About the property

\*\*\*GUIDE PRICE £330,000- £340,000\*\*\*

Peter Alan are delighted to offer this rarely available and beautifully presented 2 double bedroom bungalow on Maxwell Road! This property comprises of a large entrance hallway, two good sized double bedrooms, bathroom, open plan living room and diner, modern kitchen and well established garden. The property is conveniently located with easy access to local amenities, schools and transport routes. Viewing is highly recommended to appreciate all on offer here. Call us for all the details and to arrange your viewing.



## Accommodation

### Entrance

Enter via white UPVC staining glass door. Offers access to all rooms. Storage cupboard. Parquet flooring which runs through the property. Radiator.

### Dining Room

15' 3" x 8' 4" ( 4.65m x 2.54m )  
Double glazed UPVC window to rear. Parquet flooring. Radiator. Opens up into living room.

### Lounge

12' x 12' 3" MAX ( 3.66m x 3.73m MAX )  
White UPVC french doors to garden. Hole in the wall gas fire. Parquet flooring. Radiator. Door with access to kitchen.

### Kitchen

19' 1" x 8' 2" MAX ( 5.82m x 2.49m MAX )  
UPVC double glazed windows to rear. A range of wall and base units. Space for fridge freezer. SMEG oven with gas hob and extractor fan. Plumbing for washing machine. Integrated dishwasher. Sink. Door which provided access to the garden. Radiator

### Bedroom One

14' 4" x 10' 9" ( 4.37m x 3.28m )  
Double glazed UPVC bay window to front. Parquet flooring. Built in storage cupboards. Radiator.

### Bedroom Two

10' 8" x 11' 9" ( 3.25m x 3.58m )  
Double glazed UPVC window to front and side. Parquet flooring. Built in Storage. Radiator.

### Bathroom

Double glazed frosted UPVC window. Storage cupboard which houses boiler. Low level WC. Tiled walls and floor. Wash hand basin with storage underneath. Shower cubicle with overhead shower. Heated towel rail.

### Garden

Large enclosed rear garden laid to patio and lawn with bordering flowerbeds. Gated side access. Storage shed.

02920 792888

rumney@peteralan.co.uk

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let