

# Woodruff Way, offers over £160,000

- Council Tax Band D
- First Floor Maisonette
- Own Private Entrance
- Allocated Parking / No Chain
- Quiet Cul-De-Sac
- Two Double Bedrooms
- EPC Rating: C





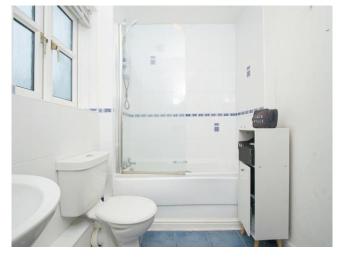




# **About the property**

A two double bedroom first floor maisonette with its own private entrance, allocated parking space and communal gardens situated in a quiet cul-desac with no ongoing chain. Ideal for a first time buyer or downsizer.





0









## **Accommodation**

**Entrance Hall** 

Landing

Lounge / Dining Room

12' 6" x 12' 2" ( 3.81m x 3.71m )

Kitchen

9' 2" x 7' 6" ( 2.79m x 2.29m )

**Bedroom One** 

10' 9" x 9' 6" ( 3.28m x 2.90m )

**Bedroom Two** 

11' 2" x 8' 9" ( 3.40m x 2.67m )

Bathroom

8' 1" x 6' 5" ( 2.46m x 1.96m )

Outside

**Allocated Parking Space** 

**Communal Gardens** 

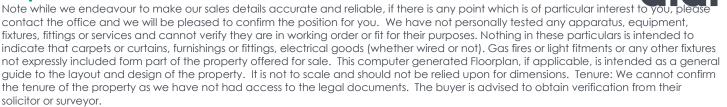


### **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### Important Information



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



