

# Marloes Close, £160,000

- NO ONGOING CHAIN
- CLOSE TO LOCAL AMENITIES;- PUBLIC TRANSPORT ROUTES, SHOPS, PARKS
- DRIVEWAY TO FRONT & LOW MAINTENANCE REAR GARDEN
- Council Tax Band C
- CONSERVATORY & LIVING ROOM
- EPC Rating: C









# **About the property**

NO ONGIONG CHAIN - Close to local amenities; shops, parks, public transport routes, easy access to M4 corridor.

## **Accommodation**

## **Entrance Porch**

small porch

### **Entrance Hall**

carpet

## Lounge

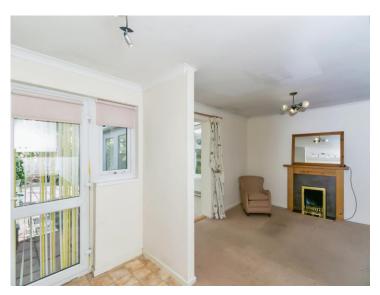
12' 10"  $\max x$  11' 4"  $\max$  ( 3.91m  $\max x$  3.45m  $\max$  ) carpet, open to kitchen and conservatory feature fire place

## Kitchen

11' 1" max x 7' 1" max ( 3.38m max x 2.16m max )
open to living , kitchen open to living space , hob, sink, boiler.









## Conservatory

10' 9" x 8' 7" ( 3.28m x 2.62m )

half wall and windows, all around, french door to garden

#### Bedroom 1

11' 6"  $\max$  x 8' 9"  $\max$  ( 3.51m  $\max$  x 2.67m  $\max$  ) window to front, carpet

#### Bedroom 2

10' 2" max x 7' 9" max ( 3.10m max x 2.36m max ) window to front and side, carpet

#### **Bathroom**

walk in shower, accesible , w.c , sink, laminate floor and tiled wall  $% \left( 1\right) =\left( 1\right) \left( 1$ 

## **Loft Space**

loft boarded

### Front Garden

driveway, path and stoned area

## Rear Garden

slabbed garden, fencing, rose bush, tree

## **Parking**

driveway to the front

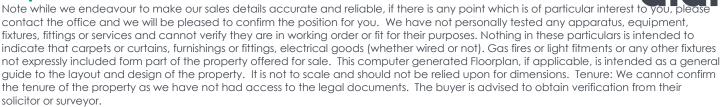


## **Floorplan**



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



