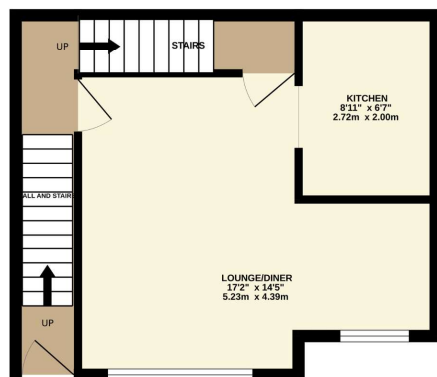


GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



BOYCE ROAD

TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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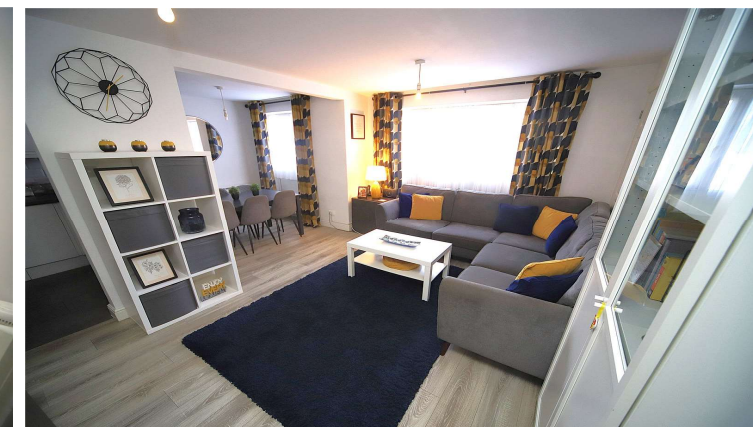
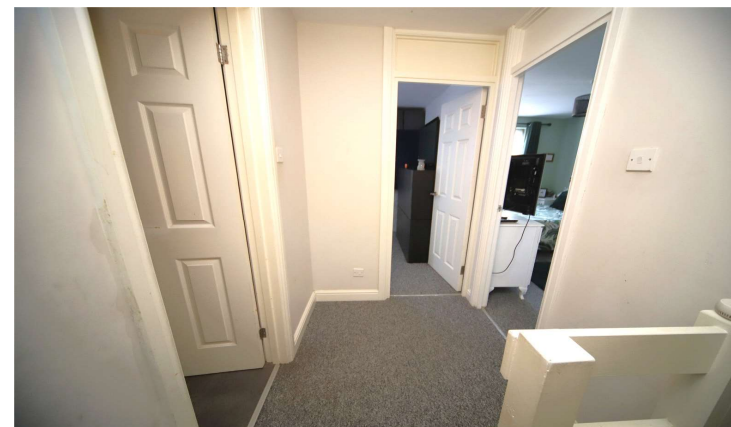
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- Garage in block
- Lounge/diner 17'2 x 14'5 max
- Double glazed
- 0.8 mile from c2c station
- Nicely presented
- Long lease





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Offering a long lease of approx. 139 years remaining and no ground rent is this 2 bedroom split level maisonette with garage in block. The property is nicely presented with a modern kitchen and bathroom.

Ground floor entrance:
Stairs to first floor accommodation

First floor landing:
Stairs to second floor and access to lounge/diner. Fitted carpet.

Lounge/Diner: 17'2" x 14'5" > 6'7" (5.23m x 4.4m > 2m)
Wall mounted electric heaters. Fitted carpet. Built in storage cupboard and open access to kitchen.

Kitchen: 8'10" x 6'7" (2.7m x 2m)
Tiled effect floor. A range of base and eye level units with contrasting roll top work surfaces. Inset sink drainer with mixer tap. Integrated electric oven and inset four ring electric hob with fan over.

Second floor landing:
Fitted carpet. Doors to bedroom 1, 2 and bathroom.

Bedroom 1: 14'7" x 9' (4.45m x 2.74m)
Double glazed windows to front. Wall mounted electric heater. Fitted carpet. Built in cupboard.

Bedroom 2: 11'8" (3.56) x 7'6" (2.29) < 9'5" (2.87)
Double glazed windows to front. Wall mounted electric heater. Fitted carpet.

Bathroom:
Tiled effect floor. 3 piece suite comprising low level wc, Wash hand basin with mixer tap and panelled bath. Airing cupboard with hot water tank.

Garage:
In nearby block with up and over door.

