





**Guide Price**  
**£165,000**

Offered to the market with no upper chain, this one bedroom maisonette resides in the sought-after area of Giffard Park with many benefits including, lounge/diner, kitchen, family bathroom, gardens and allocated parking,

# Property Description

## **ENTRANCE**

Outside stairs leading to front door.

## **ENTRANCE HALL**

Radiator, doors to bathroom, bedroom, lounge/diner and kitchen area.

## **LOUNGE/DINER**

Double glazed windows to side aspect. Radiators, flow through to kitchen.

## **KITCHEN AREA**

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, free standing cooker, washing machine and fridge/freezer both included, single drainer sink with mixer tap, splash back tiling, radiator

## **BEDROOM**

Double glazed window to front aspect. Loft ladder access to loft where the gas boiler is situated. Radiator.

## **BATHROOM**

Frosted double glazed window to rear aspect. Panelled bath with mixer tap and shower attachment, shower screen, low level w.c, pedestal wash hand basin, part tiled walls, heated towel rail.

## **OUTSIDE**

Side gated access to rear garden.

## **ALLOCATED PARKING**

Allocated parking for one car.

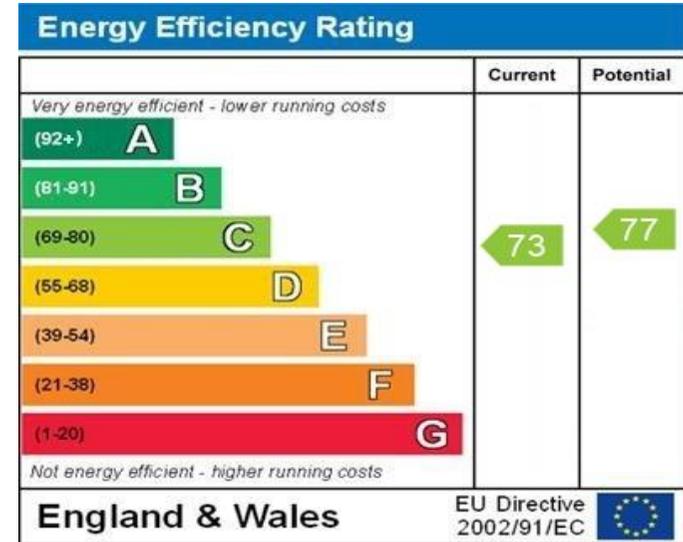
## **FRONT GARDEN**

Side gated access to rear garden.

## **REAR GARDEN**

Laid to lawn and enclosed by timber fencing panels.

FIRST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



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TOTAL FLOOR AREA : 382 sq.ft. (35.5 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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