



## 26 Maud Road, Water Orton, B46 1PD

£280,000

Well presented mid terrace property in the popular location of Water Orton located close to local amenities and transport links. In brief the property comprises porch, entrance hallway, lounge, kitchen diner, utility area, downstairs wc, three bedrooms, shower room, garden and off road parking. The property also benefits from double glazing and central heating (both where specified)

## Approach

Driveway providing off road parking.



## Porch

Double glazed with door to fore.

## Entrance Hallway

Ceiling light point, radiator, double glazed window to fore and stairs rising to first floor accommodation



## Lounge

10'1" max x 16'11" (3.07m max x 5.16m)

Double glazed bow window to fore, sliding door to rear, ceiling light point and radiator.



## Kitchen

10'7" x 15'3" (3.23m x 4.65m)

Having a range of matching wall base and drawer units, integrated fridge freezer, oven, microwave oven, electric hob, extractor hood and dishwasher, sink with mixer tap, radiator, inset ceiling spotlights, double glazed window to rear and door leading to utility area.



## Utility Room

Double glazed window to rear, wall units and larder, space for white goods, wall mounted electric heater, inset ceiling

spotlights, door to side giving access to rear garden and further door to side giving access to side entry.



## Downstairs WC

Double glazed window to side, low level wc, heated towel rail and ceiling light point.



## Landing

Double glazed window to fore, storage cupboard, ceiling light point, radiator and access to loft.



## Bedroom One

17'0" max x 10'2" (5.18m max x 3.10m)

Dual aspect double glazed windows, ceiling light point and radiator.



## Bedroom Two

10'7" x 9'8" (3.23m x 2.95m)

Double glazed window to rear, ceiling light point and radiator.



Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - TBC

## Bedroom Three

10'6" x 6'2" (3.20m x 1.88m)

Double glazed window to rear, ceiling light point, radiator and cupboard housing boiler.



## Shower Room

Double glazed window to fore, shower cubicle with shower over, low level wc, wash hand basin, heated towel rail and ceiling light point.



## Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



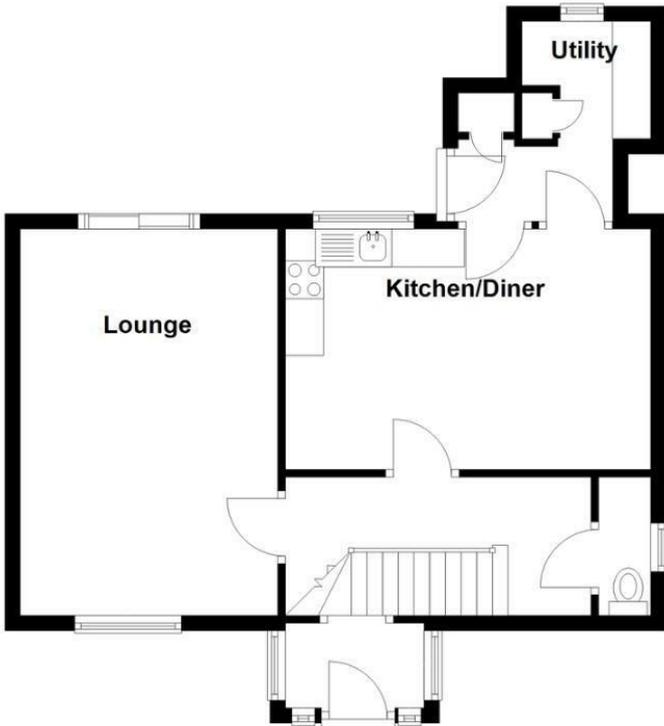
## Further Information

The property is of non-standard construction. We ask that buyers make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

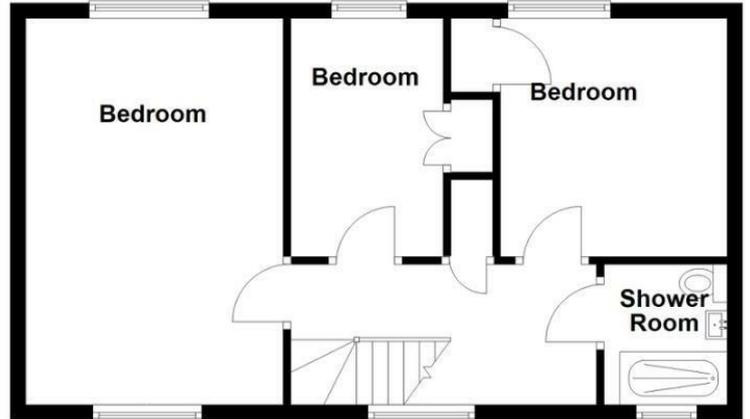
### Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)

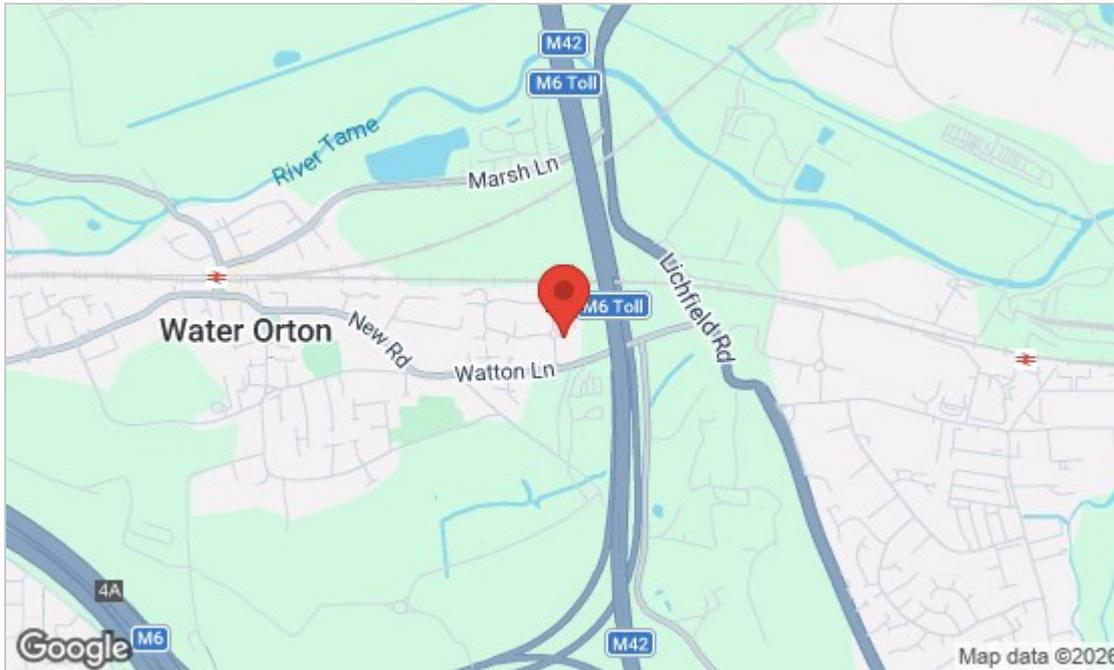


### First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 96.4 sq. metres (1037.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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