



## Maple Close, £46,000

- COUNCIL TAX BAND - B
- EPC - TBC
- FOR SALE FOR PUBLIC AUCTION ON 19TH MAY
- IDEAL INVESTMENT OPPORTUNITY
- 2 DOUBLE BEDROOMS
- CASH BUYERS RECOMENDED
- EPC Rating: D





## About the property

**\*CASH BUYERS ONLY\* IN NEED OF MODERNISATION - FOR SALE FOR PUBLIC AUCTION - 2 DOUBLE BEDROOMS.** Close to local amenities; shops, parks, popular school catchment, easy access to link roads leading to M4 corridor, public transport routes. Please call 01446 733224 to arrange your viewing.

## Accommodation

### Entrance Hallway

### Lounge

14' 8" x 12' 2" ( 4.47m x 3.71m )

### Kitchen

9' 2" x 7' 8" ( 2.79m x 2.34m )

### Bedroom 1

12' 7" x 10' 2" + wardrobes ( 3.84m x 3.10m + wardrobes )

### Bedroom 2



12' 7" x 9' 5" ( 3.84m x 2.87m )

## Bathroom

## Loft Space

Storage in loft

## To Rear

Garden to rear \*please confirm with solicitors on boundary\*

01446 733224

barry@peteralan.co.uk



## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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