



Instinct Guides You



## Maskew Close, Chickerell £230,000

- No Onward Chain
- Off Road Parking
- Low Maintenance Rear Garden
- Two Double Bedrooms
- Bus Route & Shops Nearby
- Close To Chickerell Amenities



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Offered with no onward chain this two double bedroom home offers off road parking and easy access to a range of local amenities.

Stepping inside, you're welcomed by a hallway with stairs rising to the first floor and doors to the kitchen and lounge/diner.

The front-aspect kitchen features wall and base units and space for appliances. To the rear, the light and airy lounge/diner enjoys sliding doors opening into the conservatory helping to further increase the ground floor footprint.

The conservatory is a generous size offering ample room for furniture and pleasant garden views helping to merge the boundaries between home and garden. A useful under-stairs storage cupboard completes the ground floor.

Upstairs, the landing leads to two generous double bedrooms and the family bathroom. Bedroom one is positioned to the rear of the home and is a well proportioned double room with views over the garden. Bedroom two is a further double room that includes the airing cupboard. The shower room comprises a walk in shower cubicle, hand basin and W.C set against modern tiling.

Outside, the low-maintenance garden begins with a patio space that leads to a large shed and rear access. The driveway offers parking for two vehicles.



**Lounge/Diner 14'1" x 11'10" (4.31 x 3.61)**

**Kitchen 9'9" max x 7'6" max (2.98 max x 2.30 max )**

**Conservatory 7'9" x 7'8" (2.38 x 2.36)**

**Bedroom One 11'10" x 8'9" (3.61 x 2.68)**

**Bedroom Two 11'10" max x 8'5" max (3.61 max x 2.57 max )**

**Shower Room 6'4" x 5'6" (1.95 x 1.68)**



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	

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