



**Mauncer Lane,**

**welcome to**

**Mauncer Lane,**

\*\*\*\*GUIDE PRICE £140,000-£150,000\*\*\*\* Three-bedroom home ideal for first-time buyers. Comprising lounge, kitchen, three bedrooms including an attic room, bathroom and rear garden. Low-maintenance garden with storage outhouse. Well located for shops, schools and transport links.



### **Lounge**

Having a front facing double glazed window, radiator and an electric fireplace.

### **Hall**

Providing access to the front entrance and having stairs that lead to the first floor accommodation.

### **Kitchen**

Having a range of wall and base units with rolled edge work surfaces with an inset sink. An integrated oven with gas hob and extractor hood. A radiator, rear facing double glazed window and a door providing access to the rear garden.

### **Landing**

#### **Bedroom One**

Having a front facing double glazed window and a radiator.

#### **Bedroom Two**

Having a rear facing double glazed window and radiator.

### **Bathroom**

Having a rear facing double glazed window, WC and vanity sink unit. A bath suite and towel heater.

#### **Attic / Bedroom Three**

Having a side facing double glazed window and a radiator.

### **Garden**

Having a paved rear yard with an outhouse providing additional storage.



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welcome to

## Mauncer Lane,

- Three bedrooms
- End-terraced property
- Low maintenance rear garden
- Ideal for first time buyers
- Access to local amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPK115034 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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