





**£300,000**

A two-bedroom share of freehold flat situated on the sought-after Deaconsfield Road, within walking distance of the local station and a range of shops and amenities. The property features an open-plan lounge, dining area and kitchen, with a refitted kitchen and newly fitted bathroom. There are two bedrooms, along with a private rear garden with side access and a driveway providing off-road parking to the front. An ideal opportunity for those looking for a well-located property with modern amenities, outdoor space and convenient transport links.

# Property Description

## Entrance Hall

Doors to bedroom one, bedroom two, bathroom and open-plan kitchen/diner and lounge. Built in storage cupboard, radiator.

## Bedroom One

Bay fronted double glazed windows to front aspect, two built in wardrobes, two radiators.

## Bedroom Two

Double glazed window to side aspect, radiator.

## Lounge/Diner

Double glazed doors to rear, electric fireplace.

## Kitchen

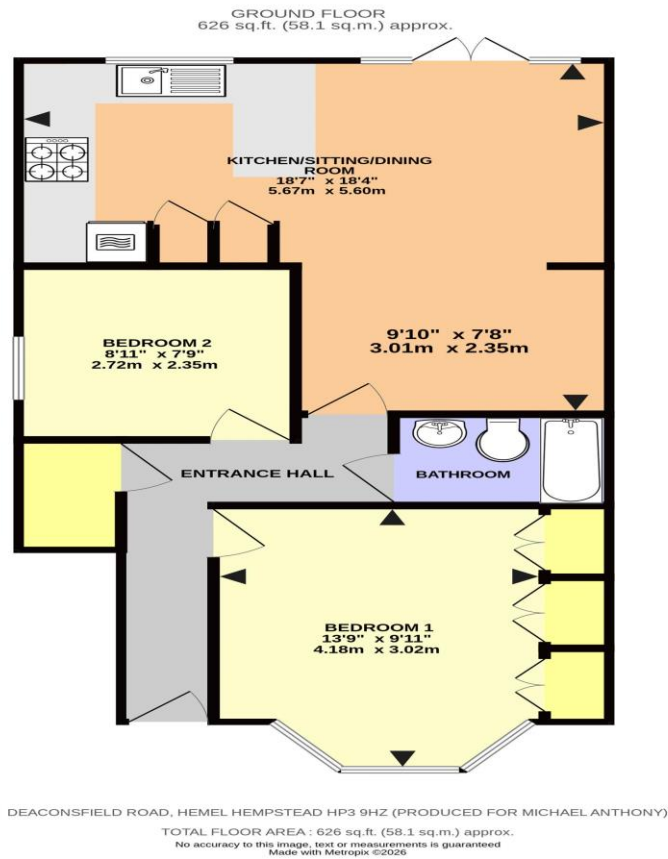
Range of base and eye level storage units, work surface areas, inset sink with drainer set beneath a double glazed window to rear aspect, wall mounted combination boiler, integrated washing machine, dishwasher, full size fridge and freezer. Gas hob with extractor fan over, built in oven and microwave.

## Bathroom

Fully tiled walls and floor, tiled bath with mixer tap and shower attachment over, wall mounted mirrored storage, hand wash basin with storage, w/c, electric towel radiator, shaver point, extractor fan.

## Rear Garden

Patio area with stairs down to mainly laid lawn, water tap, outdoor light. Shed with power, lighting and built in electric heater, gated side access.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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