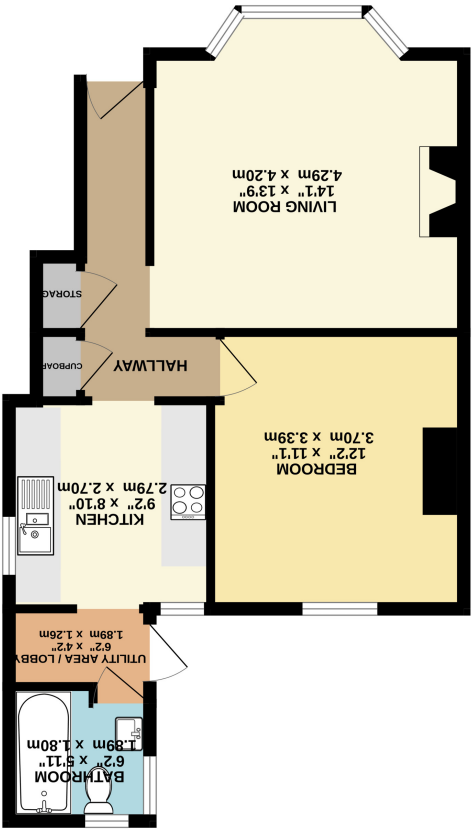




GROUND FLOOR MAISONETTE
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.
Made with Magicx 2025

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.



FRONTAGE

Approached via roadway, with drop kerb to private block paved driveway to front for 2 vehicles. Private entrance door with glazed multi panelled inserts to entrance hall.

ENTRANCE HALL

14' 1" x 2' 9" (4.29m x 0.84m) expanding to 3'. High level corniced smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Built in understairs cupboard, housing electric meters & fuseboard. Additional cupboard housing 'Glowworm' combi boiler. Wall mounted central heating thermostat. Wood laminate flooring laid throughout.

BAY FRONTED LIVING ROOM

12' 3" plus the bay x 13' 10" (3.73m x 4.22m) UPVC double glazed bay window to front aspect. High level smooth plastered corniced ceiling with centred ceiling rose and light point. Feature Victorian style Cast Iron fireplace. Wood laminate flooring laid throughout. Double banked panelled radiator.

BEDROOM

10' 10" into alcove x 12' 2" (3.30m x 3.71m) UPVC double glazed window to rear aspect. High level smooth plastered corniced ceiling with ceiling rose & light point. Wall mounted panelled radiator. Carpet laid throughout.

KITCHEN

9' 2" x 8' 10" (2.79m x 2.69m) Obscure UPVC double glazed window to side aspect and additional UPVC double glazed window overlooking garden. High level smooth plastered ceiling with inset spotlights. Kitchen comprises of a range of wall mounted and base level gloss kitchen cabinet units & drawers, incorporating Electric integral oven, stainless steel one and a half bowl sink unit with mixer tap and drainer. Rolled edge Oak effect worktops with ceramic tiled splashbacks. Four ring Electric hob and stainless steel extractor over. Integral under counter freezer, freestanding under counter fridge and slimline dishwasher to remain. Wall mounted double banked panelled radiator. Wood laminate flooring laid throughout. Step down to utility lobby.

UTILITY LOBBY

Inset ceiling spotlight. Space & plumbing for washing machine and tumble dryer. UPVC obscure double glazed door opening to garden. Underfloor Electric heating, with complimenting tiled flooring extending to bathroom.

BATHROOM

5' 8" x 5' 11" (1.73m x 1.80m) Twin obscure UPVC double glazed windows to side and rear aspects. Smooth plastered ceiling with inset spotlighting. Wall mounted extractor vent/isolator. Suite comprises of a tiled surround bath with waterfall mixer tap, thermostatic mixer shower over with rainfall shower head and additional hand held hose. Chrome heated towel rail. Push flush WC and wash basin inset to vanity storage unit with waterfall mixer tap. Contrasting wall mounted tiles and tiled flooring laid throughout with underfloor heating.

GARDEN

Measuring approximately 55'. Commences with a feature porcelain tiled patio with hard standing with garden shed. Step down to remainder of garden, which is lawn with a stepping stone pathway to an additional hard standing with additional garden shed. Timber fenced boundaries and gated access via neighbouring garden to front of property.

ADDITIONAL INFO

LEASEHOLD MAISONETTE - REMAINING LEASE TERM = 153 YEARS. SELF MANAGED & £35p/a GROUND RENT CHARGE. COUNCIL TAX BAND A.

