

£282,500
Freehold



HUNTER
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YOUR PROPERTY EXPERTS

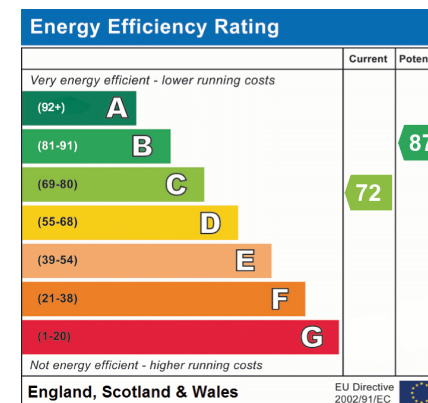


Features

- No Onward Chain
- Well Presented
- Close To Local Shops & Amenities
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- 3 Good Sized Bedrooms
- Family Bathroom
- Gardens & Garage Located In Nearby Block

Summary of Property

Offered for sale with no onward chain, this well presented, sensibly priced home is sure to create a lot of early interest. Located in a traffic free position at the head of this popular Cul de Sac on the Western side of town, with local shops, schools, public transport links and countryside walks in close proximity, the well balanced accommodation briefly comprises; Entrance Hall, Sitting Room, Dining Room, Kitchen, three good sized Bedrooms and family Bathroom. Outside, there are well maintained gardens to front and rear with a garden located in a nearby block.



Room Descriptions

Entrance Hall

Entered via UPVC double glazed door with matching glazed panel. Built in storage cupboard and Radiator.

Living Room

13' 2" x 12' 10" (4.01m x 3.91m)

UPVC double glazed window to front. Doors to Dining Room and Kitchen. Radiator.

Dining Room

11' 5" x 8' 5" (3.48m x 2.57m)

UPVC double glazed sliding patio doors to rear. Radiator and door to Kitchen.

Kitchen

11' 5" x 7' 6" (3.48m x 2.29m) max.

Fitted with a range of wall and base units with roll edge work surface over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric oven, electric hob and extractor over. Space and plumbing for washing machine and undercounter fridge. Laminate flooring and UPVC double glazed window to rear. Door to Living Room. Under stair storage cupboard housing "glow worm" combi boiler.

Landing

Airing cupboard housing immersion tank. Access to all Bedrooms and Family Bathroom.

Bedroom 1

11' 8" x 10' 1" (3.56m x 3.07m)

UPVC double glazed window to rear. Radiator.

Bedroom 2

12' 8" x 9' 2" (3.86m x 2.79m)

UPVC double glazed window. Radiator.

Bedroom 3

6' 10" x 8' 2" (2.08m x 2.49m)

UPVC double glazed window to front. Radiator.

Bathroom

Tiled and fitted with a white suite comprising; panelled bath with thermostatic shower and glazed screen over, pedestal wash basin and low level W.C.. Radiator and vinyl flooring. UPVC double glazed window to rear.

Front Garden

Laid to lawn with pathway to front door and side of property.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the side. Laid to paved patio and lawn.

Garage

Located in a nearby block.

Tenure & Council Tax Band

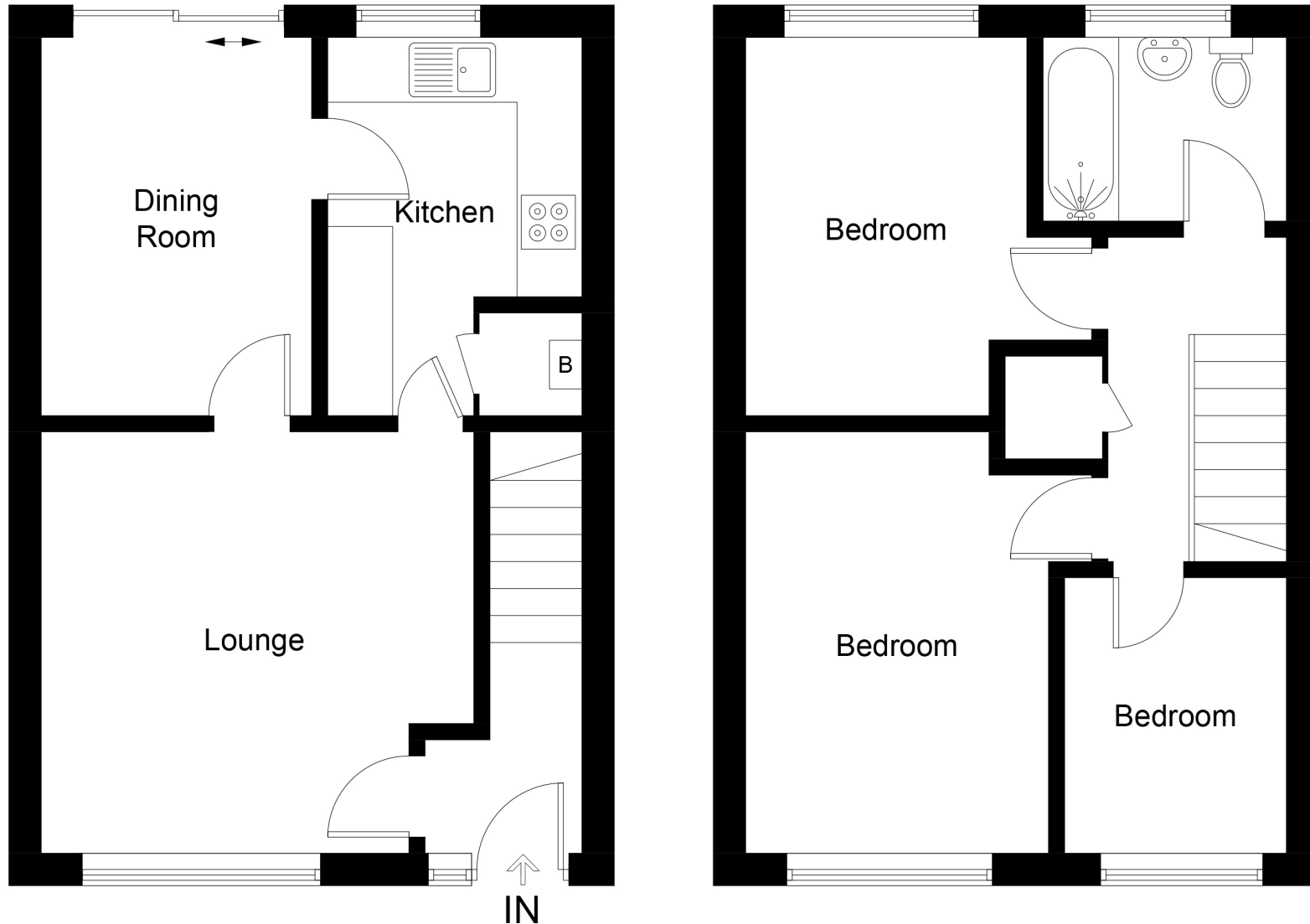
Tenure: Freehold

Council Tax Band: C



36 The Maples

Approximate Gross Internal Area = 75.9 sq m / 817 sq ft



For illustrative purposes only. Not to scale. ID1093673
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision