

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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Unfurnished, one bedroom, first floor maisonette with allocated parking for one vehicle. AVAILABLE FROM 1st OF DECEMBER.

- Available 1st December 2023
- Maisonette
- First Floor
- One Bedroom
- Allocated Parking for One Vehicle
- Available Unfurnished

## GROUND FLOOR

### Entrance Hall

Entry via replacement UPVC part glazed door leading through to entrance hall. Cloaks hanging space. Stairs rising to first floor.

## FIRST FLOOR

### Landing

Fully carpeted. Doors to all rooms.

### Living Room

UPVC double glazed window to the front aspect. Fully carpeted. TV and power points. Radiator. Door to storage cupboard with shelving within. Ceiling coving. Ceiling pendant light.

### Kitchen

A galley kitchen with a range of matching wall and base units with worktop over, inset with a stainless steel sink unit with chrome tap. Splashed back. Electric hob and electric oven with extractor over. Washing machine. Space for free standing dishwasher (not provided). Tall fridge/freezer. Wood effect flooring. Radiator. UPVC double glazed window.

### Master Bedroom

UPVC double glazed window. Fully carpeted. Power points. Radiator. Large free standing double front wardrobe with mirror doors. Ceiling coving. Ceiling pendant light.

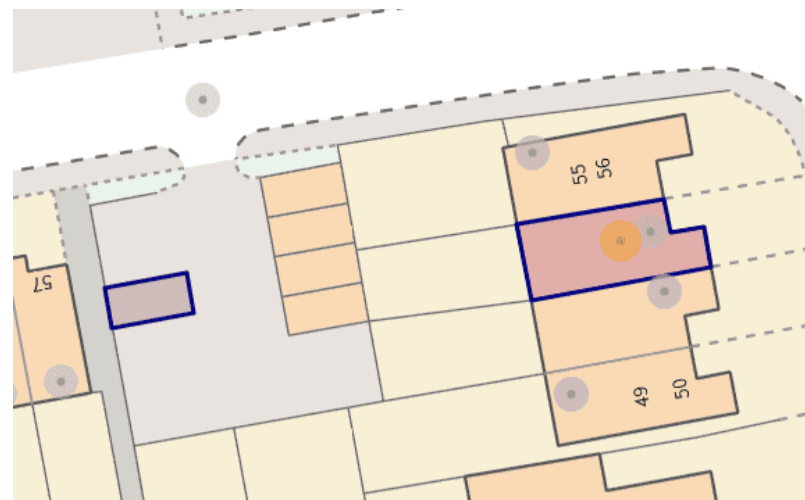
### Bathroom

Recently re-fitted bathroom suite comprising of panel bath with chrome taps, shower attachment on riser and glass shower screen. Low level WC. Vanity wash hand basin with chrome mixer tap over and storage below. Wall mounted mirror with shaver point. Extractor fan. Ceiling light.

## EXTERIOR

### Allocated Parking

The property benefits from allocated parking for one vehicle.



## Agency Note

Council Tax: Band C £1882  
EPC Rating: C  
Tenure: Leasehold

