



16 Mayfield Gardens, BASTON PE6 9AX

£250,000



*** NO CHAIN *** This two double bedroom semi-detached home is situated in the sought-after village of Baston. Briefly comprising entrance hall, lounge with bay fronted window, kitchen/diner, two double bedrooms and a modern shower room. Externally, there is a spacious enclosed rear garden with gated access to the front, and allocated off road parking. EPC Energy Rating C / Council Tax Band B.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Loft access, airing cupboard, radiator.

LOUNGE

15' 0" max x 12' 4" into bay (4.57m x 3.76m) (approx)
 Feature fire with surround, radiator. UPVC double glazed bay window to the front.

KITCHEN / DINER

12' 8" x 10' 4" (3.86m x 3.15m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Eye level oven, hob with cooker hood over. Integrated fridge / freezer, washing machine. Laminate flooring, radiator. UPVC double glazed window and door to the rear.

BEDROOM ONE

11' 0" x 10' 7" not including wardrobes (3.35m x 3.23m) (approx) UPVC double glazed window to the rear. Built in wardrobe, radiator.

BEDROOM TWO

11' 0" x 8' 9" (3.35m x 2.67m) (approx) UPVC double glazed window to the front. Radiator.

SHOWER ROOM

Fitted with a three piece suite comprising over sized shower, wash hand basin and WC. Part tiled, extractor fan, radiator. UPVC double glazed window to the rear.

OUTSIDE

To the front, there is allocated parking, a pathway leading to front door and gated access into the rear garden.

To the rear, the low maintenance garden has patio providing seating options, gravel, raised flower beds and is enclosed by timber fencing.

FLOORPLAN

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTE

There is a maintenance charge of approximately £700 per annum.

