





**£340,000**

Michael Anthony estate agents are delighted to offer this 3-bedroom duplex maisonette, situated in this sought after location, within walking distance of popular primary schools and local shops. This property boasts a separate lounge, with a fitted Kitchen including integrated appliances and a dining area, leading onto a generous sized garden with patio doors and a covered veranda as well as a brick-built outbuilding to the rear end of the garden. As you go upstairs you are met with a fitted 3 piece-suite bathroom with heated flooring. Leading on to a master bedroom with fitted wardrobes, and 2 more generous sized double bedrooms, this is an ideal buy for first time buyers and investors!

# **Property Description**

## **Entrance**

Front door leading to:

## **Entrance Hall**

Radiator, Wooden flooring, under stairs storage cupboard, stairs rising to first floor.

## **Living Room**

Wooden Flooring, TV point, radiator, Double glazed window to front.

## **Kitchen/Diner**

Modern range of wall mounted and floor level units with roll edged work surfaces, integrated NEFF oven, and built in gas hob. Sink and drainer unit with mixer tap, Wall mounted boiler, partly tiled walls, tiled flooring, plumbing for washing machine and dishwasher, space for fridge/freezer. Double glazed window to rear and double-glazed patio doors opening to rear garden

## **Landing**

Radiator, Coved ceilings.

## **Bedroom One**

Radiator, Coved ceiling, range of fitted wardrobes and bedside units. Double glazed window to front.

## **Bedroom Two**

Fitted wardrobes, radiator, double glazed window to rear.

## **Bedroom Three**

Radiator, Double glazed window to front.

## **Family Bathroom**

Low level WC, Inset sink with mixer tap in a wall mounted vanity unit, Complimentary tiling, panelled bath, with shower attachment overhead. Wall mounted heated towel rail. Underfloor heating.

## **Outside**

### **Front Garden**

Partly laid to lawn, Path to front door, side gated access to rear

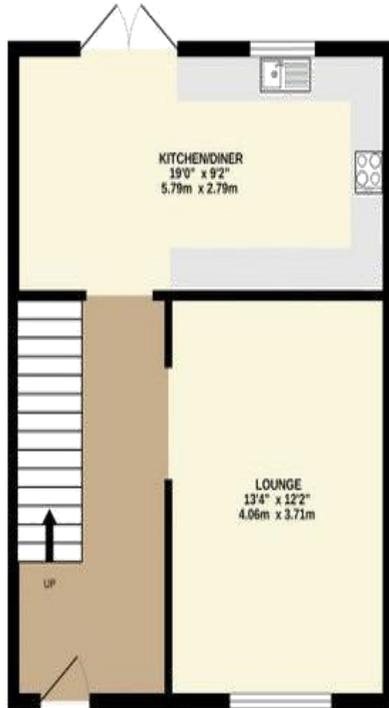
### **Parking**

Communal Parking bays to front

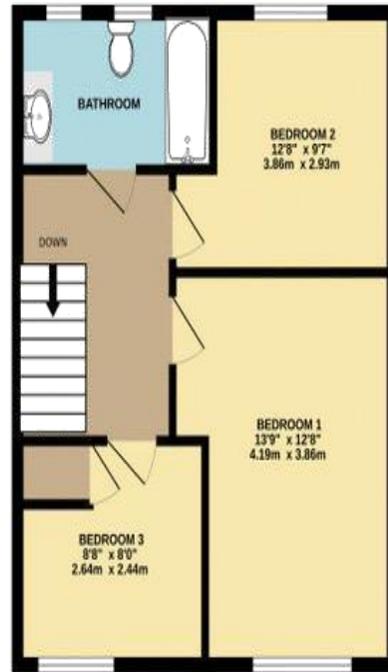
### **Rear Garden**

Brick built shed, fitted storage units, Covered veranda patio area leading to lawn. Further large wooden shed, side access. Outside tap.

GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.

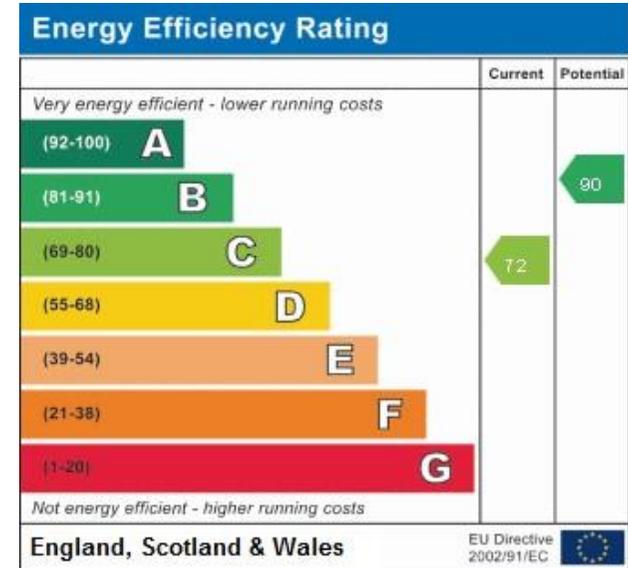


1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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