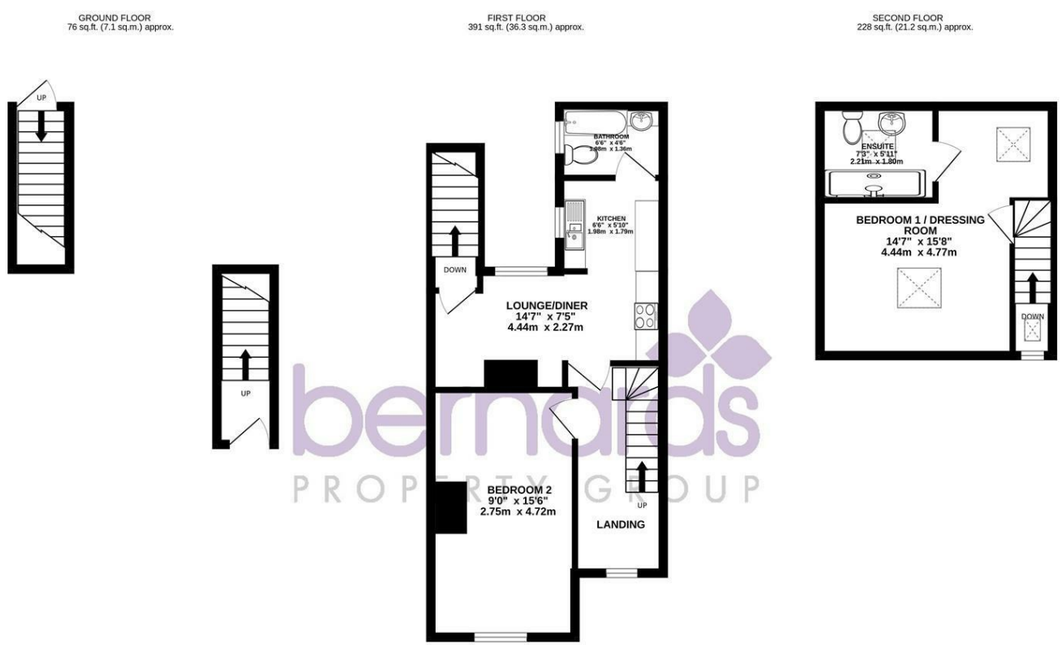
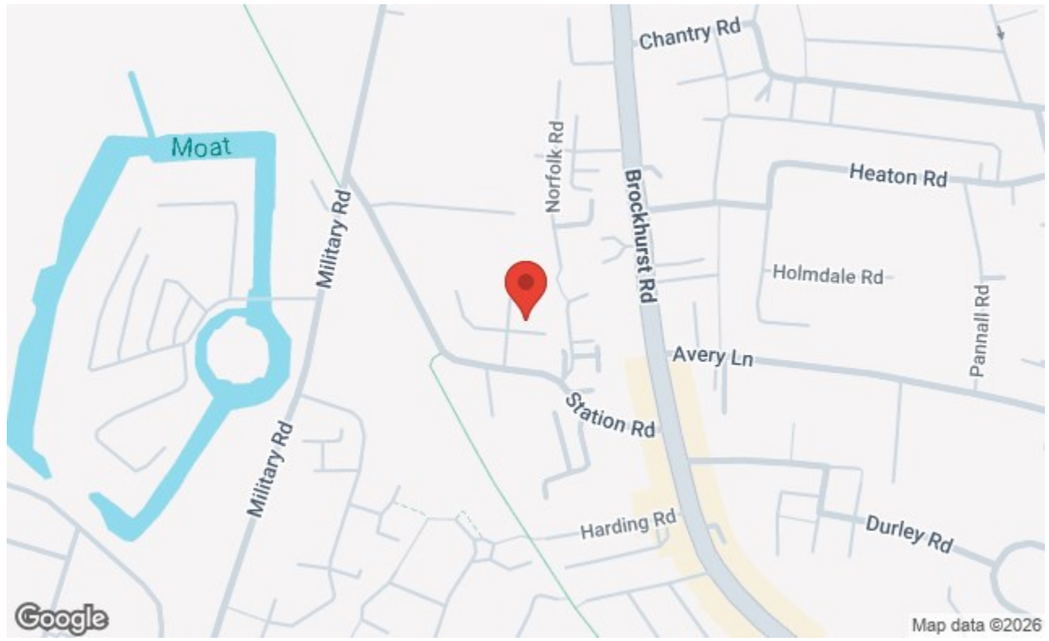


TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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HIGHLIGHTS

- Well-presented two double bedroom first floor maisonette
- Own private front and rear entrances
- Own enclosed rear garden
- Off-road parking space
- Modern fitted kitchen with separate utility room
- Two double bedrooms
- Dressing room and en-suite shower room to master bedroom
- Double glazing and gas central heating
- Long lease with no service charges payable
- No onward chain

TWO BEDROOM FIRST FLOOR MAISONETTE WITH PRIVATE REAR GARDEN, PARKING & NO ONWARD CHAIN!

A well-presented and spacious two bedroom first floor maisonette, ideally situated within a quiet cul-de-sac. The property benefits from its own private front and rear entrances, an enclosed rear garden and an off-road parking space, making it an ideal choice for first time buyers.

Internally, the accommodation comprises a spacious lounge/diner, modern fitted kitchen with useful separate utility room, two double bedrooms and a modern bathroom. The master bedroom further benefits from a dressing room and en-suite shower room.

Further benefits include double glazing, gas central heating, a long lease and no service charges payable. Offered for sale with no onward chain, an early viewing is highly recommended.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL
Stairs to first floor.

FIRST FLOOR LANDING

KITCHEN/DINER/LIVING ROOM
14'7 x 13'2 (4.45m x 4.01m)

UTILITY ROOM
6'6 x 5'8 (1.98m x 1.73m)

BATHROOM
6'6 x 4'4 (1.98m x 1.32m)

BEDROOM TWO
15'6 x 9'1 (4.72m x 2.77m)

SECOND FLOOR LANDING

BEDROOM ONE
12'1 x 9'9 (3.68m x 2.97m)

DRESSING ROOM
8'7 x 7'1 (2.62m x 2.16m)

EN SUITE SHOWER ROOM
7'5 x 5'3 (2.26m x 1.60m)

OUTSIDE

REAR GARDEN

HARDSTANDING FOR PARKING

LEASEHOLD - COUNCIL TAX BAND A

LEASEHOLD INFORMATION
We are informed by our seller that the property has approximately 162 years remaining on the lease, with no ground rent or service charge payable.

FINANCIAL SERVICES
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

AML - ANTI MONEY LAUNDERING PROCEDURE
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BUYER VERIFICATION
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.





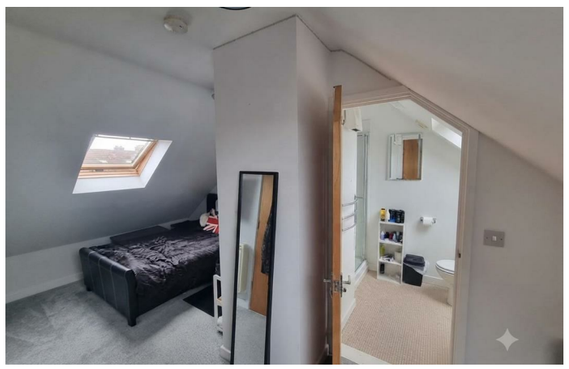




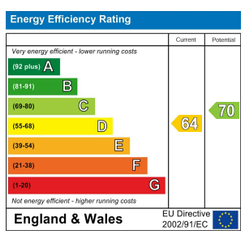












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