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Asking Price £385,000 Share of Freehold



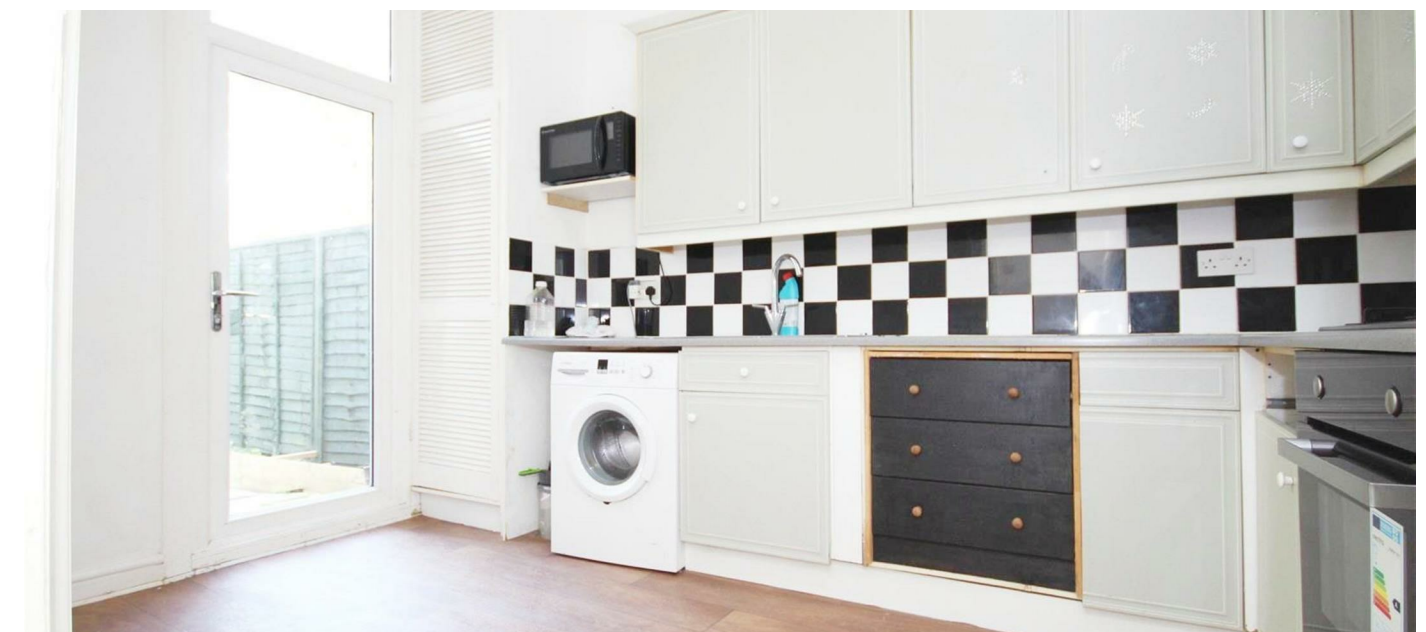
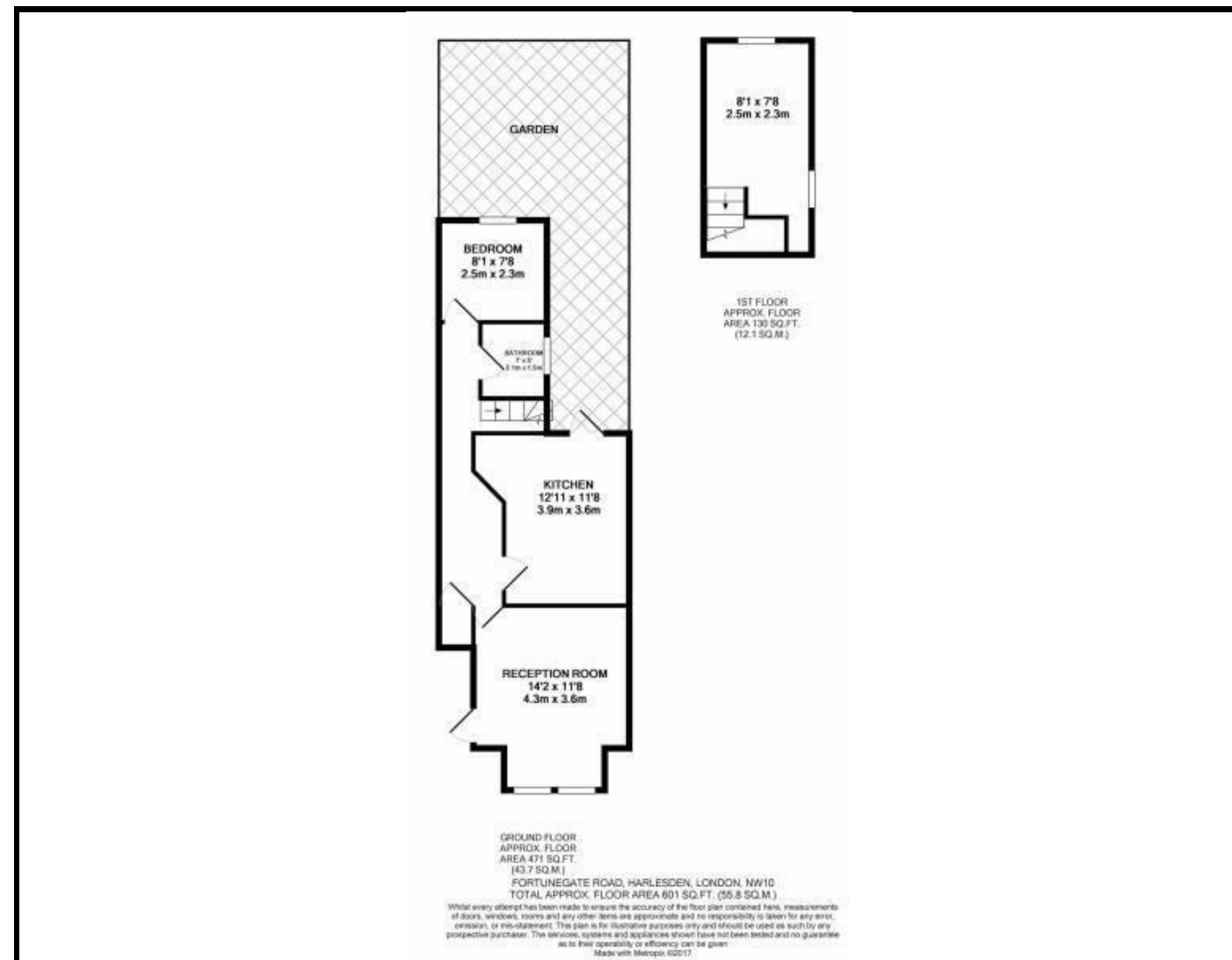
KEY FEATURES:

- TWO BEDROOMS
- SPILT LEVEL MAISONETTE
- VACANT
- REAR GARDEN
- CENTRAL HEATING
- NO UPPER CHAIN
- GROUND FLOOR
- CLOSE TO LOCAL AMENITIES

SPACIOUS TWO BEDROOM SPLIT LEVEL GROUND FLOOR MAISONETTE situated within easy access to the Town Centre , railway and motorway links. The property benefits from GAS CENTRAL HEATING, PRIVATE REAR GARDEN, NO UPPER CHAIN COMPLICATIONS, VACANT and A SHARE OF THE FREEHOLD.

The property comprises of; Lounge, Rear Lobby, Kitchen/Breakfast room, Bathroom, Bedroom, First Floor, Bedroom. Outside, Rear Garden.

The total floor area is approximately 601 sq.ft (55.8 sq.m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	76
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		63	77
England & Wales	EU Directive 2002/91/EC		

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.