



Bolton Road  
Crawley, West Sussex RH10 7LR  
**£325,000**

Astons are delighted to market this two bedroom house, situated within the wonderful residential area of Maidenbower, located within close proximity of local amenities, transport links, schools and parks. Inside this property features a light and airy lounge/dining room, a fitted kitchen, a fitted bathroom and two good sized double bedrooms, to the rear is an enclosed garden with rear gate access. Additional benefits of this property include gas central heating, double glazed windows and two allocated parking spaces.



## Hallway

Front door opening to hallway which comprises of wood effect laminate flooring, radiator, stairs to first floor landing, doors to:

## Downstairs Cloakroom

Fitted with w/c, wash hand basin with splash back tiles, vinyl floor, radiator, obscure double glazed window to front aspect.



## Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge freezer, integrated cooker with gas hob, stainless steel sink with drainer, roll top work surfaces, part tiled walls, wall mounted gas fire boiler, vinyl floor, double glazed window to front aspect, radiator.



## Lounge/Dining Room

With double glazed window to rear aspect, double glazed sliding patio door to rear garden, wood effect laminate flooring, radiator, access to under stairs cupboard.



## Landing

With access to loft space, doors to:

## Bedroom One

With double glazed windows to front aspect, radiator, access to in-built wardrobe, access to airing cupboard.



## Bedroom Two

With double glazed windows to rear aspect, radiator.





## Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with pedestal, panel enclosed bathtub mixer-tap and shower unit, radiator, part tiled walls, vinyl floor, extractor fan.



## To The Front

With paved driveway offering parking for one vehicle and an additional allocated parking space located within close proximity to the property.



will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

## To The Rear

Patio area adjacent to property, lawn garden, shed, fence enclosed with rear gate access.



## Anti Money Laundering

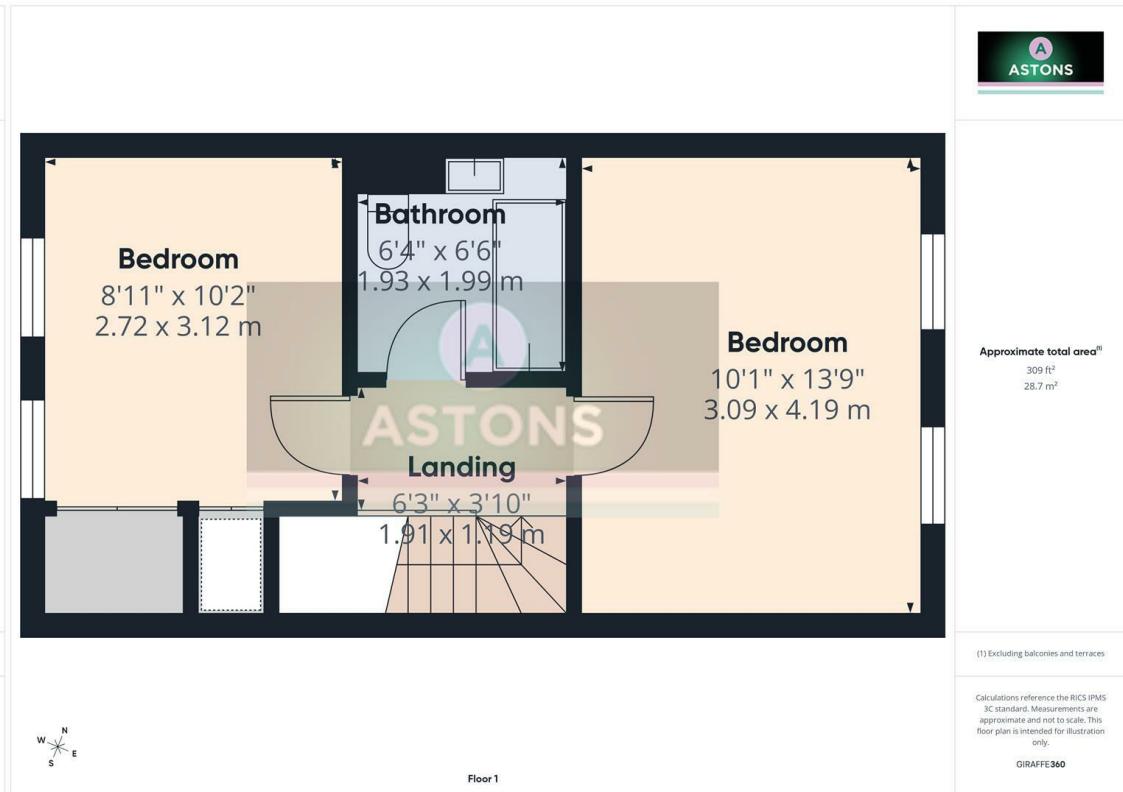
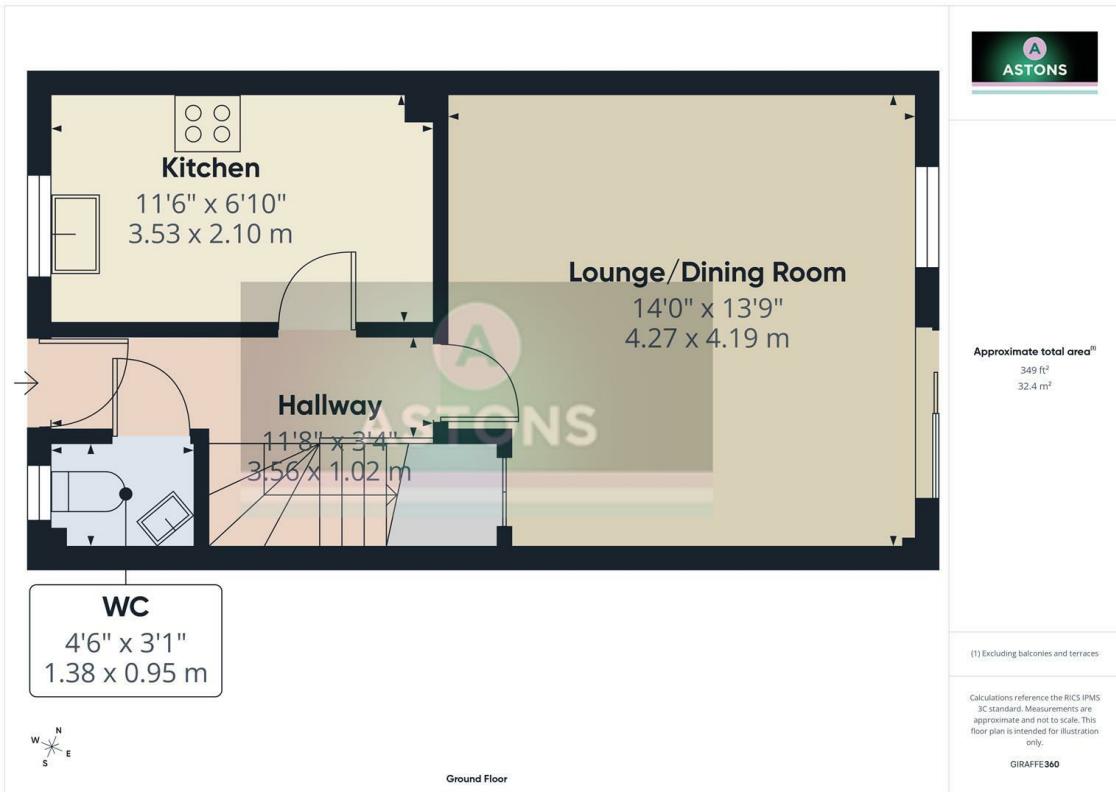
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

## Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we



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

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

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