





£350,000

A beautifully presented two bedroom end of terrace property which is welcomed offering easy access to all local amenities and also the nearby Grand Union Canal and Reservoirs. The property benefits from an enclosed garden and allocated parking for two cars.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Door to:

LOUNGE

Double glazed window to front aspect. Stairs rising to first floor, two radiators, door to dining room.

DINING ROOM

Double glazed door to rear. Radiator, opening to kitchen.

KITCHEN

Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer stainless steel sink with mixer tap, space for cooker with extractor fan over, plumbing for washing machine, space for fridge freezer, wall-mounted gas boiler.

LANDING

Airing cupboard housing lagged water cylinder.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in wardrobes, further built-in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Tiled shower cubicle, low level WC, pedestal wash hand basin, radiator.

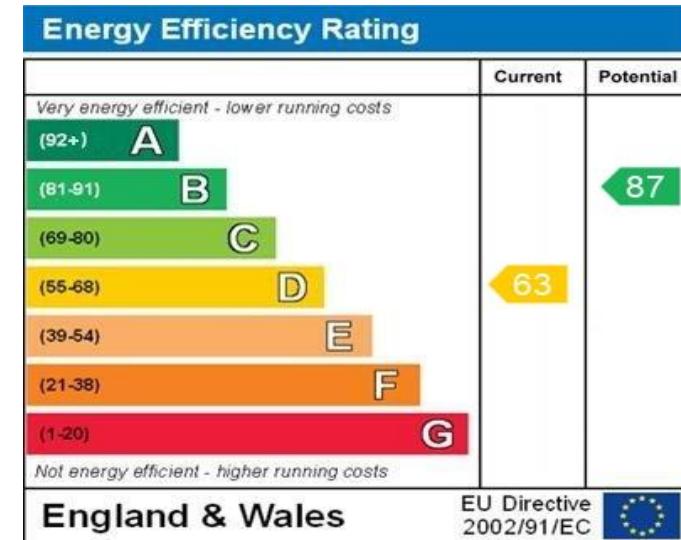
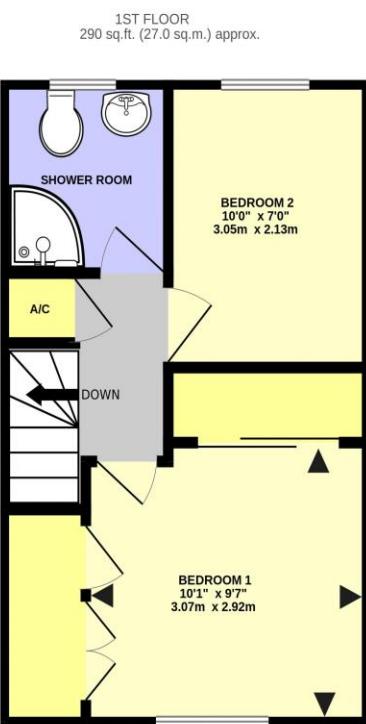
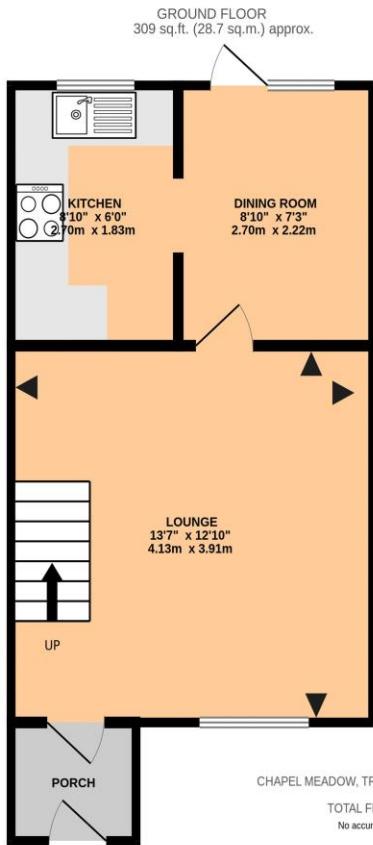
OUTSIDE

PARKING

Two allocated parking spaces.

REAR GARDEN

Mainly laid to lawn with patio area, gated side access, timber storage shed, enclosed by panel fencing.



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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents