Sugdens
Sales & Lettings

Maynell Close, Idlethorp,

£159,950

* MODERN SEMI DETACHED * TWO BEDROOMS * CUL-DE-SAC * WELL PRESENTED *
* GREAT STARTER HOME * MODERN FITTED KITCHEN * AMPLE PARKING *

A fantastic opportunity for a first time buyer to purchase this delightful two bedroom modern semi detached house.

Benefits from both central heating and upvc double glazing.

The accommodation briefly comprises entrance hall, cloakroom/wc, lounge, modern fitted kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there are good sized gardens and ample parking.

Entrance Hall
With radiator.

Cloakroom/WC
With low suite wc, wash basin and radiator.

Lounge
12'1" x 12'3" (3.68m x 3.73m)
With radiator, upvc double glazed French doors to rear garden, laminated wood floor.

Kitchen
8'2" x 9'3" (2.49m x 2.82m)
Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

First Floor Landing

Bedroom One
9'4" x 12'2" (2.84m x 3.71m)
With radiator.

Bedroom Two
8'7" x 12'2" (2.62m x 3.71m)
With radiator.

Bathroom
Three piece white suite, part tiled walls and radiator.

Loft
Part boarded.

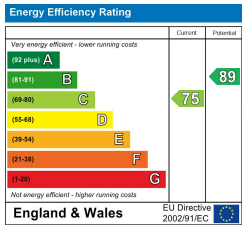
Exterior
To the outside there is a garden and parking to the front and side, together with a larger enclosed patio garden to the rear.

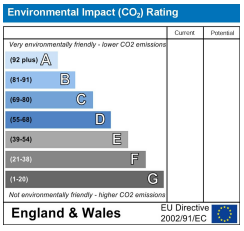
Directions
From our office in Idle village take the left onto Idlecroft Rd, turn left onto Ley Fleaks Rd, take the slight right onto Cavendish Rd, at the roundabout take the 2nd exit onto Idlethorp Way, turn left onto Maynell Close.

TENURE
FREEHOLD

Council Tax Band
B

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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