



*Brian Harkins
Estate Agents*

2 MAVIS ROAD, GREENOCK, PA16 7BY

OFFERS OVER £78,000

3 BEDROOM HOUSE - END TERRACE

EPC BAND:D

Offering superb family accommodation this spacious SEMI DETACHED VILLA lies convenient for local amenities and transport facilities in a popular residential area. Extensive Garden grounds to front and rear.

The Accommodation on offers: Entrance Vestibule, Welcoming Reception Hallway with large walk in cloakroom cupboard and further storage cupboard under the stair.

Bright and Spacious Lounge with feature large window to front and Laminate flooring throughout. Family fitted Kitchen with ample storage in the form of both wall and base mounted units, Gas Hob and Electric Oven, access to rear enclosed garden. On the Ground level there is a Double Bedroom with window to the rear and built in storage cupboard.

On the upper level two good sized Double Bedrooms, both with built in storage cupboards, one with Laminate flooring throughout, Access to loft space. Further two storage cupboards.

Family fitted wet room with wall mounted Electric shower, Tiling and Wet Wall panel throughout.

The specification of this property includes Gas Central Heating and Double Glazing.

Garden grounds to front laid mainly to lawn with surrounding Timber Fence and Hedging, Rear gardens surrounded by Timber Fencing and laid mainly to lawn.

Early viewing is highly recommended to fully appreciate both the property and the locale on offer.

Lounge

15'10" x 11'3" (4.83m x 3.45m)



Kitchen

10'4" x 8'8" (3.15m x 2.65m)



Bedroom 1

10'4" x 9'2" (3.15m x 2.81m)



Bedroom 2

10'7" x 12'5" (3.25m x 3.80m)



Bedroom 3

10'4" x 10'4" (3.15m x 3.16m)



Bathroom
10'2" x 4'2" (3.11m x 1.28m)



IMPORTANT NOTE TO PURCHASERS:
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an

offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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