



Clifton Road, Maidenbower

In Excess of £350,000

**MANSELL
McTAGGART**
— Trusted since 1947 —



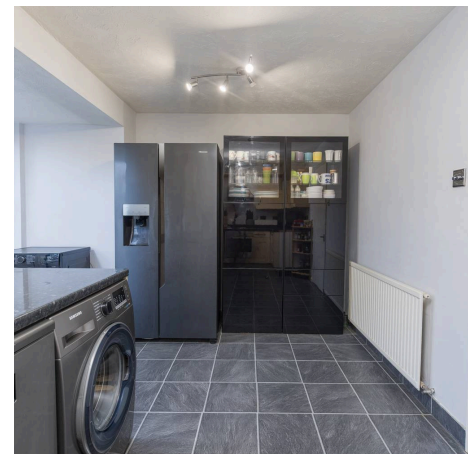
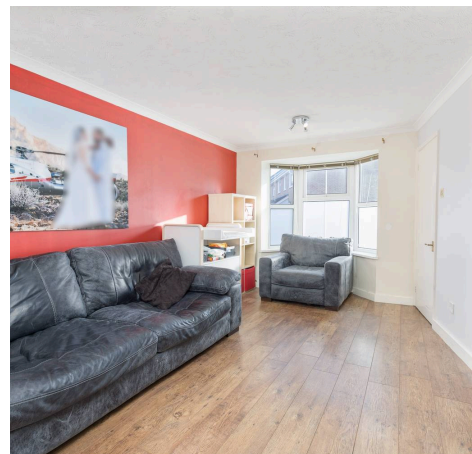


- Two double bedrooms
- Built-in wardrobes in both bedrooms
- Downstairs cloakroom
- Located at the end of a peaceful close
- Two allocated parking spaces directly adjacent the property
- Ideal first time purchase or buy to let investment
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

A two double bedroom end of terrace, located in the sought-after area of Maidenbower.

This property is in good condition throughout, making it an ideal first time purchase or buy to let investment. The property is positioned at the end of a peaceful close and benefits from two off street allocated parking spaces.

Upon entering the house, there is an entrance lobby with space for shoes and coats and access to the downstairs cloakroom comprising a low level WC, wash hand basin and opaque window to front. A door on your right leads to the living room with a large bay window overlooking the front aspect, allowing in plenty of natural light with stairs leading to the first floor and a useful storage space beneath. To the rear of the house is the open plan kitchen/dining room, fitted with ample wall and base units, work surfaces over, integrated electric oven with gas hob and stainless steel extractor hood over, space and plumbing for washing machine and space for free standing fridge/freezer. There is space for a four-seater dining table and chairs with windows to rear and a door giving access to the rear garden.

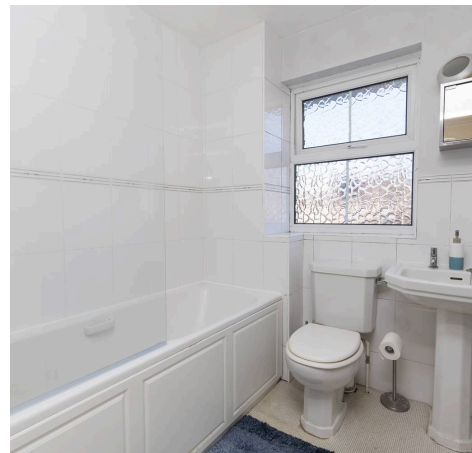




Heading upstairs, the first-floor landing gives access to both bedrooms, bathroom as well as the loft and storage cupboard. Bedrooms one and two are both double rooms overlooking the front and rear respectively. Both bedrooms come equipped with built-in wardrobes and the main bedroom has an additional storage cupboard located over the stair well.

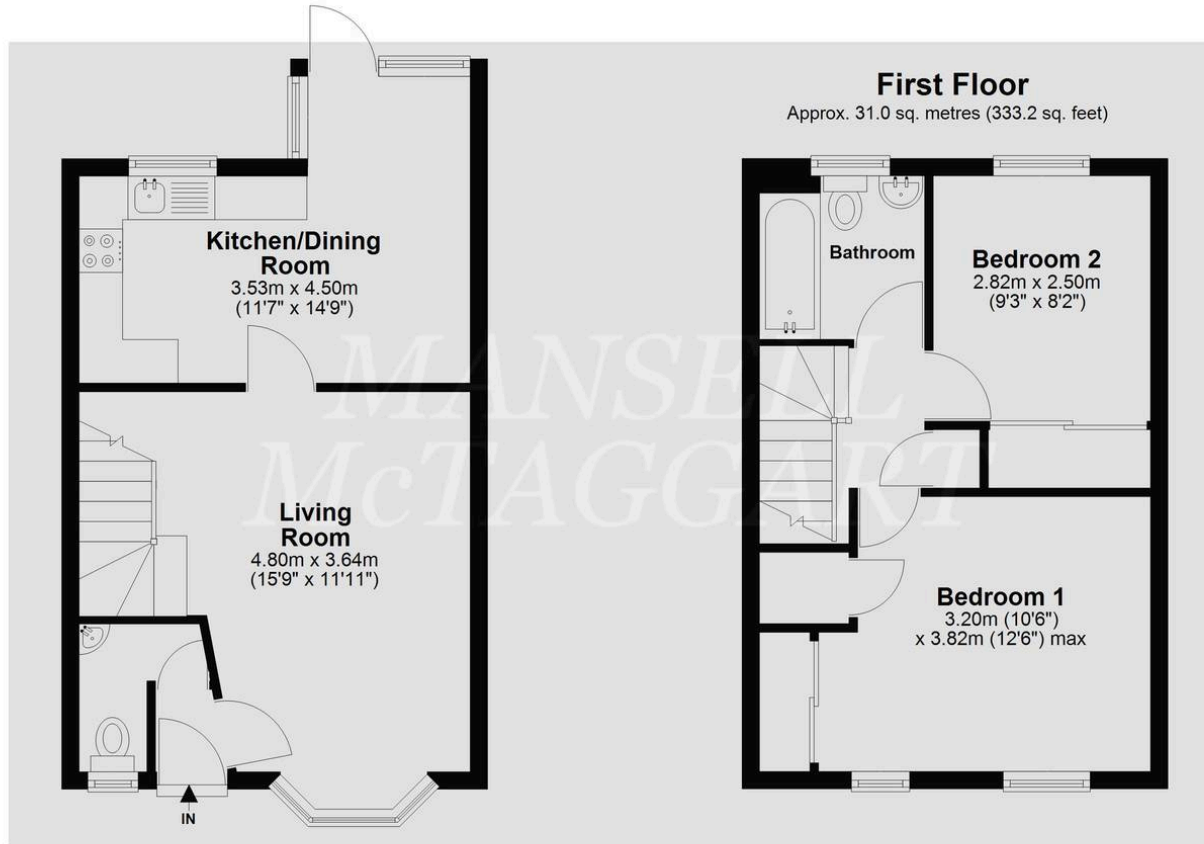
Finally, the family bathroom comprises of a double length bath/shower with glass screen and wall mounted shower unit over, wash hand basin, low level WC and opaque window to rear.

Outside, the property benefits from two allocated parking spaces to the right of the house and a gate providing access to the private rear garden, which is mainly laid to lawn with a patio abutting the foot of the house and a wooden shed for storage, all enclosed with wooden panel fencing.



Ground Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 64.1 sq. metres (690.2 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.