



44 Haddenham Road

£170,000 Freehold

Council Tax band: A

Tenure: Freehold

**Phillips
George** 

Well-maintained two-bed mid-terrace with open plan lounge, new doors, windows, boiler, large bathroom, enclosed garden, and excellent transport links. Ideal for first-time buyers or investors.

Council Tax band: A

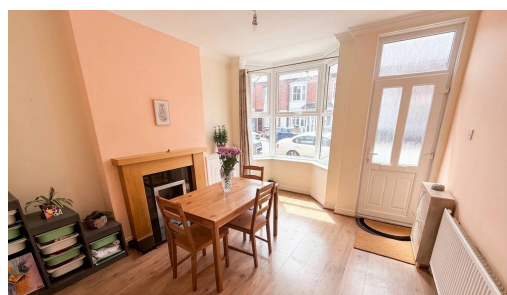
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Spacious mid-terrace home
- Popular residential area
- Ideal FTB or investment
- Recently fitted doors & windows
- Recently fitted boiler
- Open plan lounge/diner
- Two double bedrooms
- Large upstairs bathroom
- Enclosed rear garden
- Close to amenities & transport links



Dining area

11' 8" x 11' 5" (3.56m x 3.48m)

UPVC double glazed front door and UPVC double glazed bay window to front aspect. Gas feature fireplace with wooden surround. TV and telephone point. Laminate wooden flooring. Radiator.

Lounge area

11' 8" x 11' 5" (3.56m x 3.48m)

Doors to: Kitchen and stairs. UPVC double glazed window to front aspect. Laminate wooden flooring. Radiator.

Kitchen

12' 9" x 6' 1" (3.89m x 1.85m)

Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a single electric oven, four ring gas top and extractor over, space and plumbing for a freestanding washing machine with a further space for a freestanding fridge/freezer. UPVC double glazed door to: Garden. UPVC double glazed window to side aspect. Electric plinth heater. Vinyl flooring. Radiator.

Landing

Doors off to: Bedrooms and bathroom. Loft hatch access. Radiator.

Bedroom one

13' 11" x 11' 8" (4.24m x 3.56m)

UPVC double glazed bay window to front aspect. Built-in cupboard over the stairs. Radiator.

Bedroom two

11' 8" x 10' 1" (3.56m x 3.07m)

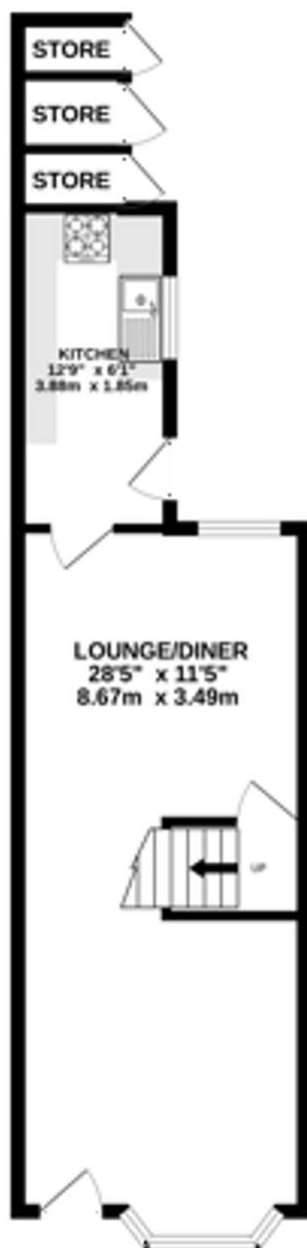
UPVC double glazed window to rear aspect. Built-in cupboard over stairs. Radiator.

Bathroom

12' 8" x 6' 1" (3.86m x 1.85m)

Comprising: Bath with mixer tap with shower attachment over, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Extractor. Wall tiling to bath/shower area. Vinyl flooring. Radiator. Airing cupboard housing combi-boiler.

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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