

AP MORGAN



Maisemore Close, Church Hill North,
Offers in excess of £279,000

Features:

- Four bedroom semi detached
- Modern fitted kitchen/diner with breakfast bar
- Garage conversion on ground floor
- Conservatory
- Three double bedrooms
- Expansive garden with side access
- Drive space for multiple cars
- EPC- D

Description:

A well-presented and extended three-bedroom semi-detached property, situated in a desirable area of Church Hill North.



To the front situates a private driveway and well-maintained front lawn.

The property briefly comprises: Entrance porch, hallway, lounge with bay, spacious and modern kitchen/diner providing integrated double oven and electric hob with extractor hood over, double doors opening into the conservatory with further double doors to the rear garden, utility room featuring a WC, and a well-constructed, large extension to the side suitable for use as a bedroom.

The first-floor landing establishes: a double bedroom two with built in wardrobe storage, great sized double bedroom three, bedroom four, a cosy single and the family bathroom.

The beautiful and large rear garden is mostly laid to lawn with patio space to the front, a side access gate to fenced borders.

The property further benefits from gas central heating, double glazing, loft space above extension and on above first floor landing and is within reach of local shops, schools, amenities, and commuter routes to the town centre, M5 and M42.



Details:

Hallway

Lounge 15'1" x 9'8" (4.6m x 2.95m)

Kitchen/Diner 10'7" x 15'1" (3.23m x 4.6m)

Utility room 10'11" x 8' (3.33m x 2.44m)

Bedroom One 17'4" x 8' (5.28m x 2.44m)

WC

Conservatory 9'5" x 8'9" (2.87m x 2.67m)

Landing

Bedroom Two 13'10" x 8'2" (4.22m x 2.5m)

Bedroom Three 10'7" x 8'4" (3.23m x 2.54m)

Bedroom Four 9'9" x 6'6" (2.97m x 1.98m)

Bathroom 7'6" x 6'3" (2.29m x 1.9m)



EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 012527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

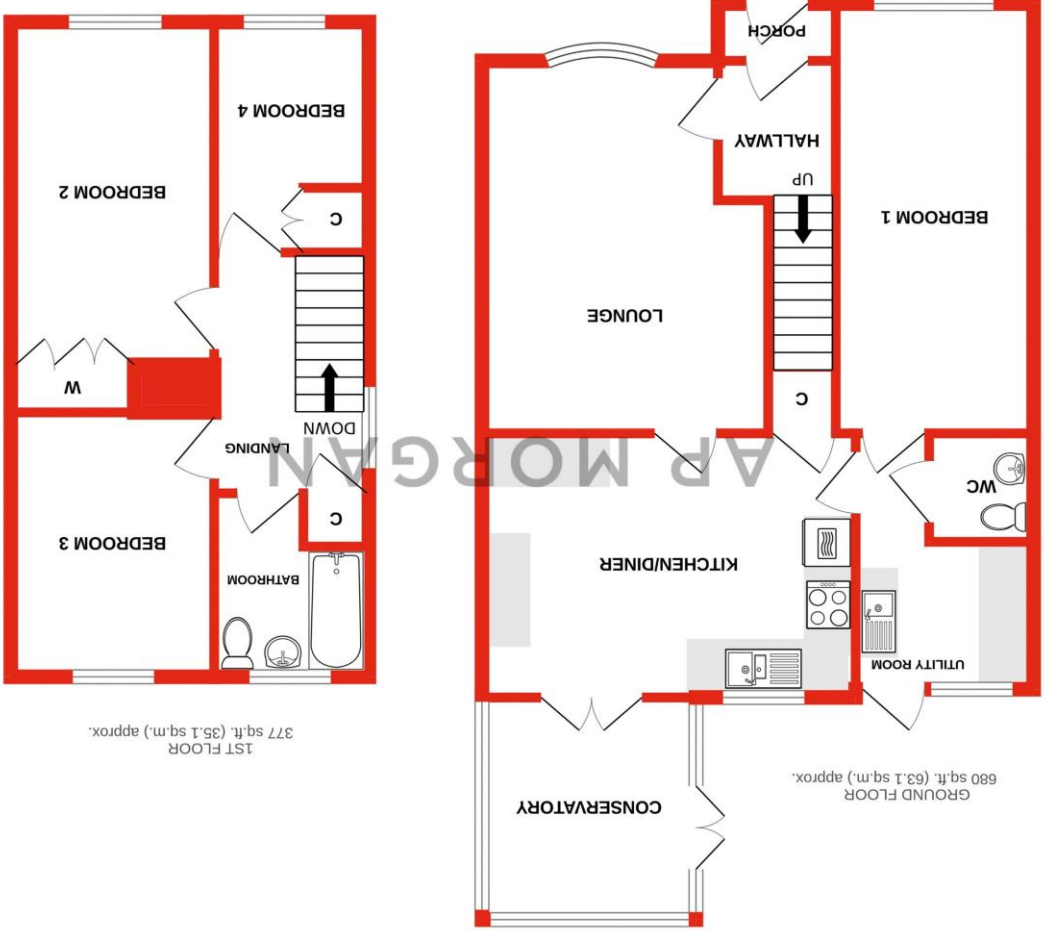
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.
Whilst 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 mis-statement. 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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