



## lychgate walk UB3 2NN

A well presented & spacious 1 bed first floor maisonette located in a quiet cul de sac and offered for sale with no onward chain. Making an ideal first time buy or rental investment accommodation comprises entrance hall, spacious reception room with private balcony, fitted kitchen, large double bedroom & family viewing...VIEWING IS HIGHLY ADVISED

## Accommodation

a spacious first floor  
maisonette

1 double bedroom

fitted kitchen & modern  
bathroom

double glazing & gch

private balcony

quiet cul de sac

off street parking

no onward chain

## Ground Floor

**entrance hall** - fitted carpet, access to loft & side aspect double glazed window

**reception room** - 16' 7" x 9' 10" (5.08m x 3m) rear aspect double glazed window & door to private balcony, fitted carpet, radiator & built in storage cupboard

**reverse view** -

**private balcony** -

**kitchen** - 9' 1" x 6' 5" (2.79m x 1.98m) range of eye & base level units, single drainer sink unit with mixer tap & tiled splash back, cooker point, space & plumbing for washing machine, space for fridge, wall mounted boiler, vinyl flooring, radiator, built in storage cupboard & rear aspect double glazed window

**reverse view** -

**bedroom 1** - 13' 3" x 11' 5" (4.04m x 3.48m) front aspect double glazed window, radiator, fitted carpet & built in storage cupboard

**reverse view** -

**bathroom** - 6' 5" x 4' 5" (1.98m x 1.35m) panel enclosed bath with mixer tap & shower over, pedestal wash hand basin, low level, part tiled walls, vinyl flooring, radiator & side aspect frosted double glazed window

**external** - communal gardens







**Ground Floor**  
Approx. 44.7 sq meters (481.27 sq feet)



**Total Area Approx. 44.7 sq meters (481.27 sq feet)**

