



## Down Way UB5 6NP

A well presented & spacious double fronted ground floor maisonette offered for sale with no onward chain. Situated on a popular residential road close to shops, public transport & well regarded Schools and also overlooking a picturesque park. Accommodation comprises entrance hall, reception room, kitchen / breakfast room, 2 double bedrooms & family bathroom. Externally the property benefits from private front & south facing rear gardens with direct access from the kitchen..AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT.

## Accommodation

a spacious ground floor maisonette

2 double bedrooms

large reception room

kitchen / breakfast room

modern family bathroom

double glazing & gch

private south facing rear garden

no onward chain



## Ground Floor

**entrance hall** - laminate flooring, radiator & built in storage cupboard

**reception room** - 13' 7" x 11' 7" (4.15m x 3.55m) front aspect double glazed window, radiator, laminate flooring & feature fireplace

**reverse view** -

**kitchen / breakfast room** - 11' 0" x 10' 7" (3.36m x 3.25m) range of eye & base level units, single drainer sink unit with mixer tap, part tiled walls, vinyl flooring, space & plumbing for washing machine, space for fridge freezer, built in storage cupboard housing Valiant combi boiler ( Vendor informs us this is 2 years old ), additional built in storage cupboard, rear aspect double glazed window & door leading directly to private rear garden

**bedroom 1** - 13' 1" x 9' 6" (4m x 2.92m) front aspect double glazed window, radiator, laminate flooring & built in storage cupboard

**reverse view** -

**bedroom 2** - 10' 5" x 9' 10" (3.2m x 3m) rear aspect double glazed window, radiator, laminate flooring & built in storage cupboard

**bathroom** - 5' 8" x 5' 1" (1.75m x 1.56m) panel enclosed bath with shower over, pedestal wash hand basin, low level wc, tiled walls & floor, heated towel rail & rear aspect frosted double glazed window

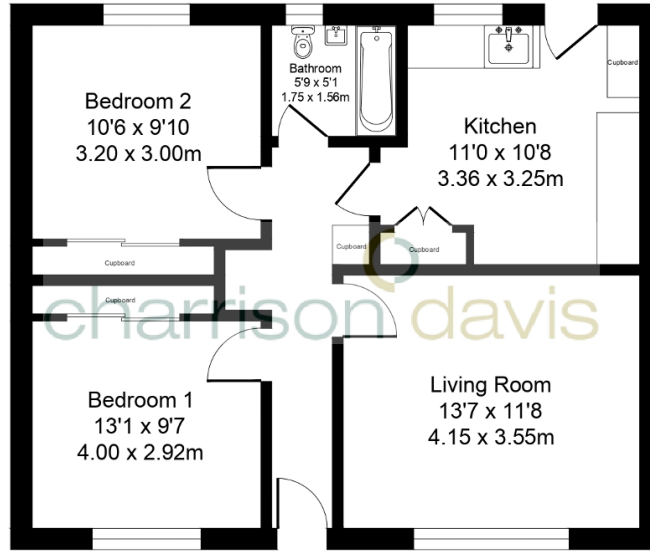
**external** - private front & rear south facing gardens, laid to lawn with covered patio area, external tap, light, side gated pedestrian access & brick built storage shed

**front aspect view over park** -





Approx. 60.0 sq meters (645.83 sq feet)



Total Area Approx. 60.0 sq meters (645.83 sq feet)

Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		75	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		74	78
EU Directive 2002/91/EC			