

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



**** CASH BUYERS ONLY – SITTING TENANT**** CB Estates are pleased to offer for sale this two double bedroom ground floor maisonette situated close to transport links and local amenities. The accommodation comprises of a spacious lounge, two double bedrooms, fitted bathroom, large fitted kitchen, double glazing, gas central heating, well-maintained front garden and the added benefit of a detached garage to the rear. The lease has in the region of 43 years remaining.



Front Lane
Upminster, RM14

Guide Price £180,000

Hallway:

Entrance via double glazed front door leading to hallway, radiator, power points, two built-in storage cupboards, coving to ceiling, ceiling spotlights, doors to:

Lounge: 12'10 into bay window x 12'10:

Double glazed bay window to front, radiator, power points, coving to ceiling, feature fireplace.

Kitchen: 14'9 x 9'5:

Double glazed window and door to rear, one and half bowl stainless steel sink unit with chrome mixer tap and side drainer, range of matching base and wall mounted units, space and plumbing for washing machine and fridge/freezer, integrated oven and hob, wall mounted gas fired boiler, radiator, power points.

Bedroom One: 12'9 x 10'10:

Double glazed window to front, range of built-in wardrobes, power points, radiator.

Bedroom Two: 9'5 x 7'8:

Double glazed window to rear, power points, radiator, built-in wardrobes.

Bathroom: 7'8 x 6'2:

Double glazed window to rear, low level wc, panelled bath unit with mixer tap, shower attachment and shower screen, pedestal wash hand basin with mixer tap, radiator, ceiling spotlights, tiled walls, vinyl flooring.

Exterior:

Private front garden which is mainly laid to lawn with mature flowers, shrubs and trees surrounding and feature pond, access to rear leading to garage.

Garage: 16'1 x 8'8:

Double doors to front, storage space.

Total Approx. Floor Area 661 SQ.FT (61.4 SQ.M)



TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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