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Wash Road, Hutton

WN
PROPERTIES

Wash Road Hutton

£269,000

A good sized first floor maisonette offering well presented and spacious accommodation. Comprising; attractive lounge/diner overlooking the rear garden, fitted kitchen with space for appliances, master bedroom with wardrobes and built-in storage, bedroom two, also with built in storage, bathroom and separate WC. The property also features a private rear garden which is mainly laid to lawn with fenced boundaries and storage shed to remain. There are local shops and transport services nearby and Shenfield station/shopping Broadway are within 1.3 miles. Whilst there is NO OFF STREET PARKING at the property, on road parking is available nearby. EPC D.



Entrance Hallway

Double glazed main entrance door, stairs rising to first floor with further door leading to;

Hallway

Access to loft space, useful built in cupboard, wood effect laminate flooring, doors to:

Lounge/Diner 17' 0" x 11' 4" (5.18m x 3.45m)

Bright spacious room overlooking the rear, continuation of wood effect laminate flooring.

Kitchen 9' 10" max x 9' 4" (2.99m x 2.84m)

Good range of base and wall units with contrasting work surface incorporating; stainless steel sink and mixer tap with tiled splash back. Built in gas hob, electric oven below and stainless steel cooker hood above. Space for

appliances, built in storage cupboard with wall mounted gas combination central heating boiler, window to rear.

Bedroom 1 14' 7" x 10' 5" (4.44m x 3.17m)

Useful built in storage cupboard and window to front.

Bedroom 2 13' 2" x 7' 5" (4.01m x 2.26m)

Window to front and useful built in cupboard.

Shower Room

Recently refitted with modern fittings including, close coupled w.c., vanity wash hand basin with storage below. Tiled walk in shower with glazed screen. Two windows to side.

Externally

Access at the side of the property leads to private rear garden which is laid to lawn with fencing to boundaries. Storage shed to remain. There is no off street parking with the property but there is on road parking to the front.


Agents Note

Tenure - Share of Freehold

Lease is 999 years from 02.06.1960. 935 years remaining





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Council Tax Band B

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan, no responsibility is taken for any error, omission, or misstatement.
This plan is for illustrative purposes only.

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