



ZOOM
HYBRID ESTATE AGENT

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Flint Close
Maidenbower
Crawley
West Sussex.
RH10

£360,000



- TWO BEDROOM END OF TERRACED HOUSE
- DOWNSTAIRS WC
- KITCHEN
- LOUNGE
- CONSERVATORY
- MODERN REFITTED BATHROOM
- CORNER PLOT REAR GARDEN
- PARKING FOR TWO CARS
- NO CHAIN

Ref: PRA13044

Viewing Instructions: Strictly By Appointment Only

General Description

Zoom are delighted to offer for sale this well presented two bedroom end of terraced home located within the sought after area of Maidenbower Village. In brief the accommodation comprises of an entrance hall, downstairs WC, kitchen, lounge, conservatory, two bedrooms and a refitted family bathroom. Outside the property is an enclosed rear garden positioned on a corner plot and allocated parking for two vehicles.

Further benefits include double glazed windows and gas central heating.

Ideally positioned in this sought after residential close within close proximity to many transport links and amenities whilst being offered with no onward chain, an internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;

Entrance Hall

Stairs to first floor, radiator, leading to;



WC

Low flush WC, wash hand basin, window to front, radiator.



Kitchen (11' 08" x 5' 09") or (3.56m x 1.75m)

Base and eye level units comprising a stainless steel sink with draining board and mixer tap, oven with hob and extractor hood over, wall mounted boiler, window to front.



Lounge (15' 00" x 12' 02") or (4.57m x 3.71m)

Window to rear, radiator, under stairs cupboard.



Conservatory (12' 07" x 11' 01") or (3.84m x 3.38m)

Radiator, door to garden.

First Floor Landing

Loft access, doors to;



Bedroom 1 (12' 03" x 9' 07") or (3.73m x 2.92m)

Window, radiator, cupboard.



Bedroom 2 (10' 04" x 7' 04") or (3.15m x 2.24m)

Window to rear, radiator, fitted wardrobes.



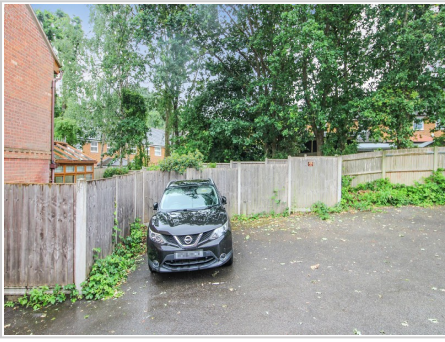
Bathroom

Comprising an enclosed bath tub, corner shower cubicle, low flush WC, vanity wash hand basin, heated towel rail, tiled walls and floor, window.



Rear Garden

Fully enclosed with gated side access, patio area, area of lawn with plants and shrubs to borders.



Allocated Parking

For two vehicles.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

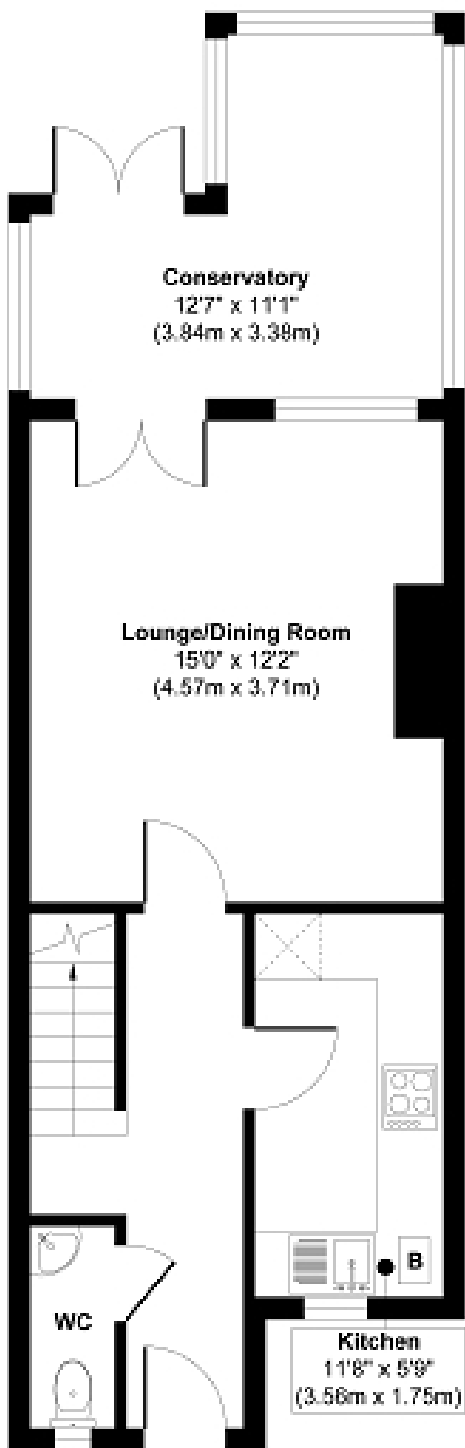
Tenure

We are informed that the tenure is Freehold

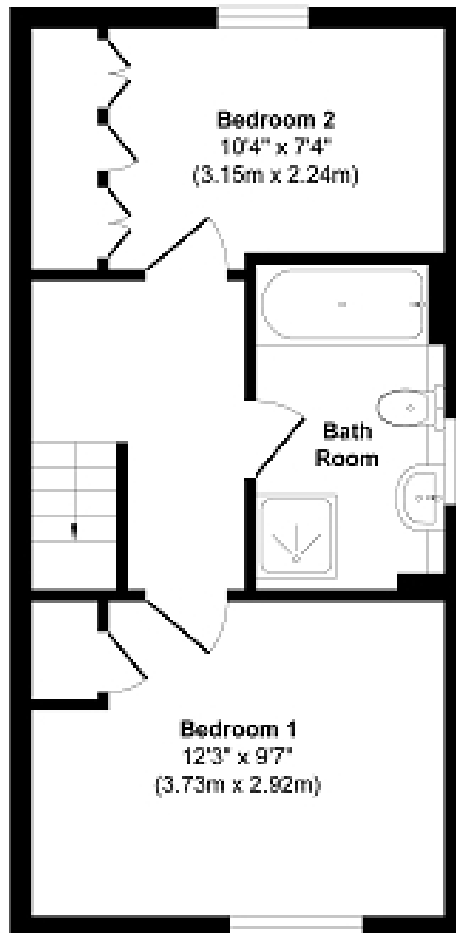
Council Tax

Band C





Ground Floor
Approximate Floor Area
 476 sq. ft
 (44.22 sq. m)



First Floor
Approximate Floor Area
 339 sq. ft
 (31.49 sq. m)

Approx. Gross Internal Floor Area 815 sq. ft / 75.71 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.