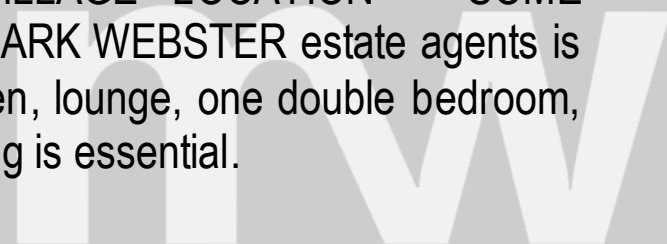


Mark  
Webster  
estate agents



Little Brum  
Grendon  
£150,000

\*\*\* IDEAL FIRST TIME BUY - POPULAR VILLAGE LOCATION – SOME MODERNISATION REQUIRED \*\*\*. For sale with MARK WEBSTER estate agents is this end terraced property briefly comprising: Kitchen, lounge, one double bedroom, bathroom, rear garden and allocated parking. Viewing is essential.



## ENTRANCE HALL

Having an electric heater and doors to...

## KITCHEN

**7' 4" x 8' 1" maximum (2.24m x 2.46m)**

(5' 2" x 3' 8" minimum) Double glazed window to front aspect, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, electric hob, space for an electric single oven, composite style sink, space for a fridge/freezer and a further appliance space.

## LOUNGE

**12' 8" x 12' 5" maximum (3.86m x 3.78m)**

Electric heater, stairs to the first floor landing, double glazed French doors giving access to the garden and an opening to...

## HALLWAY

**8' 3" x 3' 5" (2.51m x 1.04m)**

Double glazed windows to front and side aspects and laminated wooden effect flooring.

## FIRST FLOOR LANDING

Double glazed window to side aspect and doors to...

## BEDROOM

**13' 5" x 8' 8" maximum (4.09m x 2.64m)**

Double glazed window to rear aspect, electric heater and fitted wardrobes.

## BATHROOM

**4' 7" x 12' 4" maximum (1.4m x 3.76m)**

Opaque double glazed window to front aspect, access to roof space, tiling to splash back areas, pedestal wash basin, low level WC, panelled bath with electric shower over and a door to a useful store.

## PARTIALLY CONVERTED LOFT

The loft space has been partially converted to provide storage.



## TO THE EXTERIOR

The property has one allocated parking space with further visitor spaces available. The rear garden is low maintenance being fully paved and having a useful store area.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected with the exception of mains gas.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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Mon - Fri: 9:00am - 5:30pm  
Sat: 9:00am - 4:00pm



GROUND FLOOR (23.8 sq.m.) approx.



1ST FLOOR (19.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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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TOTAL FLOOR AREA: 466 sq.ft. (43.3 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
A	92+		86
B	81-91		
C	69-80		
D	55-68		
E	39-54	46	
F	21-38		
G	1-20		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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