



Powney Road
Maidenhead SL6 6EG

£415,000

SUMMARY

42ft. West facing approx.
Garden

Cast Iron Fireplaces

Some High Ceilings

Ground Floor Cloakroom

Utility / Rear Lobby

Loft with 'Velux' windows

Established part of town

Nearby shops



Unencumbered & proceedable buyers only ie. Cash & FTB's please; as extremely quick completion required (target 16th April).

A mile & a quarter approx. from Maidenhead Train Station, in the sought after All Saints / Courthouse 'Victorian' neighbourhood. A Nicely presented three bed period end of terrace in a popular traditional street.



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ACCOMMODATION

Entrance hall

Side entrance FRONT DOOR to small hall, with stairs straight ahead. Doors to Living Room & Dining Room.

Living Room 13' 5" x 10' 7" (4.09m x 3.22m)

Oak floor, cast iron Victorian fireplace with Granite Hearth, 2 radiators, book/display case to one side of chimney breast, double glazed to front, 8'3" high ceiling.

Dining Room 13' 5" x 10' 11" (4.09m x 3.32m)

Oak floor, cast iron Victorian fireplace with Granite Hearth, double radiator, chimney breast, double glazed to side, 8'3" high ceiling. Large understair cupboard with light, fuseboard & electricity meter. Open square arch to:

Kitchen 11' 8" x 7' 4" (3.55m x 2.23m)

Tiled floor & splashbacks, book/display shelves to one side of & inside chimney breast, double glazed to rear. Cream coloured fronted base & eye level units, 'chopping board' work tops, slimline dishwasher recess (negotiable), large recess for range sized cooker (negotiable) with hood over.

Utility / Rear Lobby

5' 10" x 4' 1" (1.78m x 1.24m)

Plumbing for washing machine / dryer, double glazed door to side for rear, door to cloakroom.

Cloakroom 4' 8" x 4' 0" (1.42m x 1.22m)

White suite of low level WC & wash basin, heated towel rail, Combi 30 HE boiler, heating controls, floor tiling continued from Utility & Kitchen.

First Floor Landing

Loft access.

Bedroom One

13' 3" x 10' 5" max. (4.04m x 3.17m)

Fitted wardrobe to side of chimney breast, double radiator, double glazed to front, 8'6" high ceiling.

Bedroom Two

11' 6" x 7' 4" (3.50m x 2.23m)

Double radiator, double glazed to rear.

Bedroom Three

10' 0" x 6' 1" (3.05m x 1.85m)

Double radiator, double glazed to rear, 8'5" high ceiling.

Family Bathroom

L-shaped/extreme 9' 11" max. x 7' 9" max. (3.02m x 2.36m)

white suite of bath with hand/wall portable shower over, low level WC, round sink with mixer tap inset to glass and wood vanity unit, tiled floor & walls, double radiator, double glazed side window.



Rear Garden 42ft. x 17ft. (12.79m x 5.18m)

West facing approx. Deck, lawn shed, resident's access / gate serving 2 other houses (we're informed). Tap, lights, gas meter.

Front

one parking space

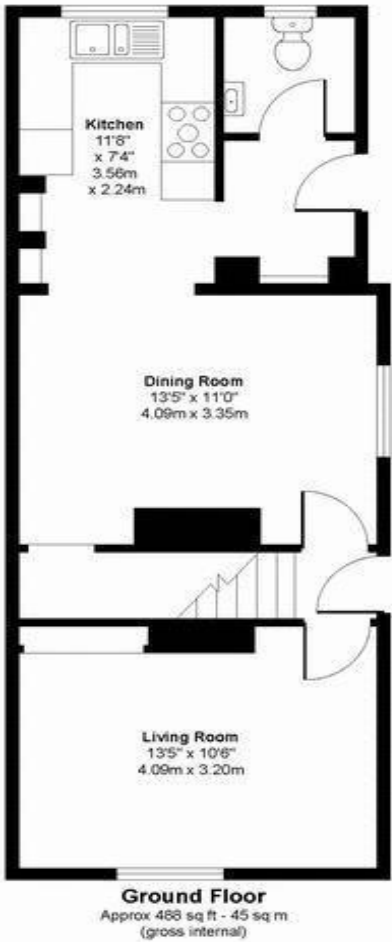
Viewing arrangements

Tel 01628 638068.
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Disclaimer

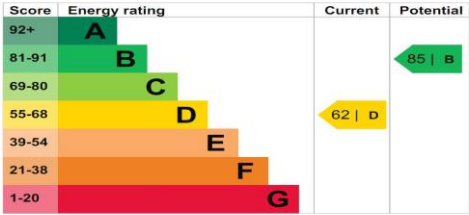
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DIRECTIONS

From St. Mark's Road / Hospital, turn south into Powney Road, where this house will be found further along on the right, before crossing Penyston Road.



The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be. The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good