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ESTABLISHED 1894
**Hilbery
Chaplin**

Ref: HRN220335



**** BUY TO LET INVESTORS ONLY ****

Guide Price £260,000-£270,000

This spacious ground floor maisonette is being sold with a tenant in situ paying £1200 pcm (increasing on 19/9/2023 to £1300) on an assured short hold tenancy agreement. Internally the accommodation comprises two bedrooms with a living room, fitted kitchen and bathroom. Externally it benefits from a private rear garden incorporating two brick built storage areas together with part of the front garden. Additional benefits include gas central heating and extensive double glazing.

Council Tax Band B

E.P.C. rating C



Summary:

- 2 Bedrooms • Living Room • Kitchen • Bathroom • Rear Garden
- Gas Central Heating • Extensive Double Glazing

Guide Price £260,000-£270,000
To View Call 01708 457916

Cross Road
Mawneys

www.hilberychaplin.co.uk

The Havering Estate Office
Email: hornchurch@hilberychaplin.co.uk

Branches at: ROMFORD : HORNCHURCH : SHENFIELD : BRENTWOOD : INGATESTONE : LAINDON

Cross Road, Mawneys

Hallway

Living Room - 14'7" x 11'9" (4.45m x 3.58m)

Kitchen - 11'9" x 9'9" (3.58m x 2.97m)

Bedroom 1 - 13'3" x 10'2" (4.04m x 3.1m)

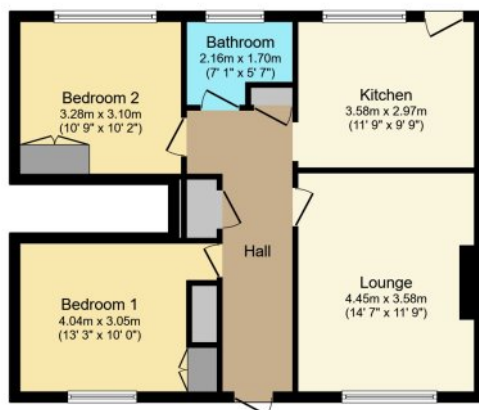
Bedroom 2 - 10'9" x 10'2" (3.28m x 3.1m)

Bathroom

Rear Garden

Gas Central Heating

Extensive Double Glazing



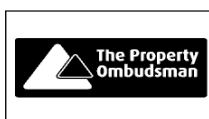
Floor Plan

Floor area 64.8 sq.m. (697 sq.ft.) approx

Total floor area 64.8 sq.m. (697 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyFox

The EPC for this property is available upon request.



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