



Sibleys Rise
South Heath | Buckinghamshire

£299,000
Leasehold



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Located within this quiet residential cul de sac, we offer this well presented two bedroom maisonette with a long leasehold.

Some of its many pleasing features include:

- Private front and rear garden
- Quiet cul de sac location
- Oil fired central heating
 - Double glazing
 - Sole agent



Ground floor

Entrance hall – Modern double glazed front door, porcelain tiled floor, radiator, two storage cupboards, airing cupboard housing a lagged copper cylinder hot water tank.

Bedroom two – Dual aspect, fitted carpet, radiator.

Bathroom WC – Contemporary white suite comprising panelled bath with mixer tap, shower attachment, shower screen, low flush WC, enclosed wash hand basin with mixer tap and drawer under, chrome vertical heated towel rail, porcelain tiled floor, extractor fan.

Principal bedroom – Fitted carpet, radiator.

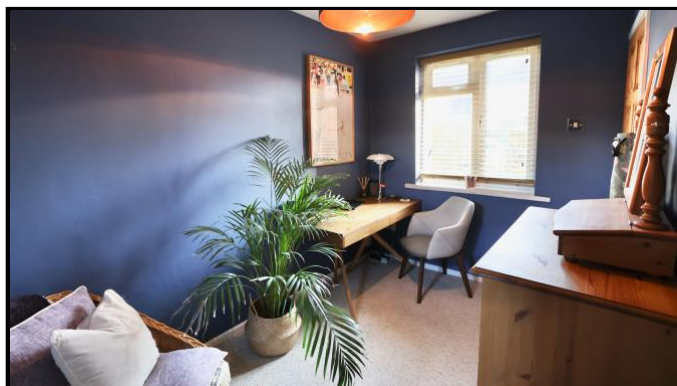
Kitchen – Fitted with a range of white flush mounted matching base units and wall cabinets, Granite worktop with inset stainless steel sink unit with single drainer and a directional mixer tap, Smeg four ring halogen hob, Smeg electric fan, Bosch diffuser extractor over, integrated Neff fridge and freezer, integrated Bosch washing machine, door to rear garden.

Sitting room – Dual aspect, fitted carpet, radiator.

Outside

Front garden – Mainly laid to lawn.

Rear garden – Landscaped, mainly laid to lawn, sun terrace, outside brick shed with power and light, oil fired central heating boiler.





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

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