

Lynmouth Avenue, Morden
Guide Price: £300,000

Leasehold

Council Tax Band C

EPC Rating D





Lynmouth Avenue, Morden

An exciting opportunity to acquire a very well presented ground floor maisonette, situated in a good position for local bus routes.

Coming to the market with no onward chain, this makes for the ideal purchase. The accommodation comprises a welcoming entrance hall. The contemporary kitchen faces the front, with integral appliances. There are two double bedrooms, one which faces to the front and the second to the rear. The lounge has patio doors with direct access to your own garden.

Externally, there is a rear garden, complete with a patio area, well maintained lawn and a garden shed. An internal viewing is highly recommended.



Entrance Hall

UPVC Double glazed front door, carpet, downlighter, radiator.

Lounge

10'11" x 10'5" (3.33m x 3.18m)

UPVC Double glazed window and patio door to rear, carpeted floor, downlighter, radiator.

Kitchen

6'4" x 5'9" (1.93m x 1.75m)

UPVC Double glazed window to side aspect, part tiled walls, high gloss base and eye level units, wood worktops, integral oven, four ring gas burner with extractor over, stainless steel sink with stainless steel tap.

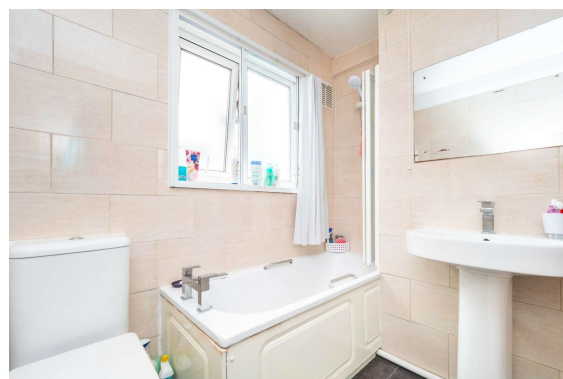




Bathroom

7'6" x 5'9" (2.29m x 1.75m)

UPVC Double glazed obscured window to side aspect, part tiled walls, tiled floor, bath tub with electrical shower over, low level WC, vanity sink with stainless steel mixer tap.



Bedroom One

12'4" x 10'5" (3.76m x 3.18m)

UPVC Double glazed window to front aspect, carpeted floor, radiator, downlighter.





Bedroom Two

8'11" x 7'9" (2.72m x 2.36m)

UPVC Double glazed window to rear aspect, downlighter, carpeted floor, radiator.



Rear Garden

Patio area, ideal for summers evenings, well maintained lawn, garden shed.



- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

Lynmouth Avenue

Approximate Gross Internal Area = 41.8 sq m / 450 sq ft
(Excluding Shed)

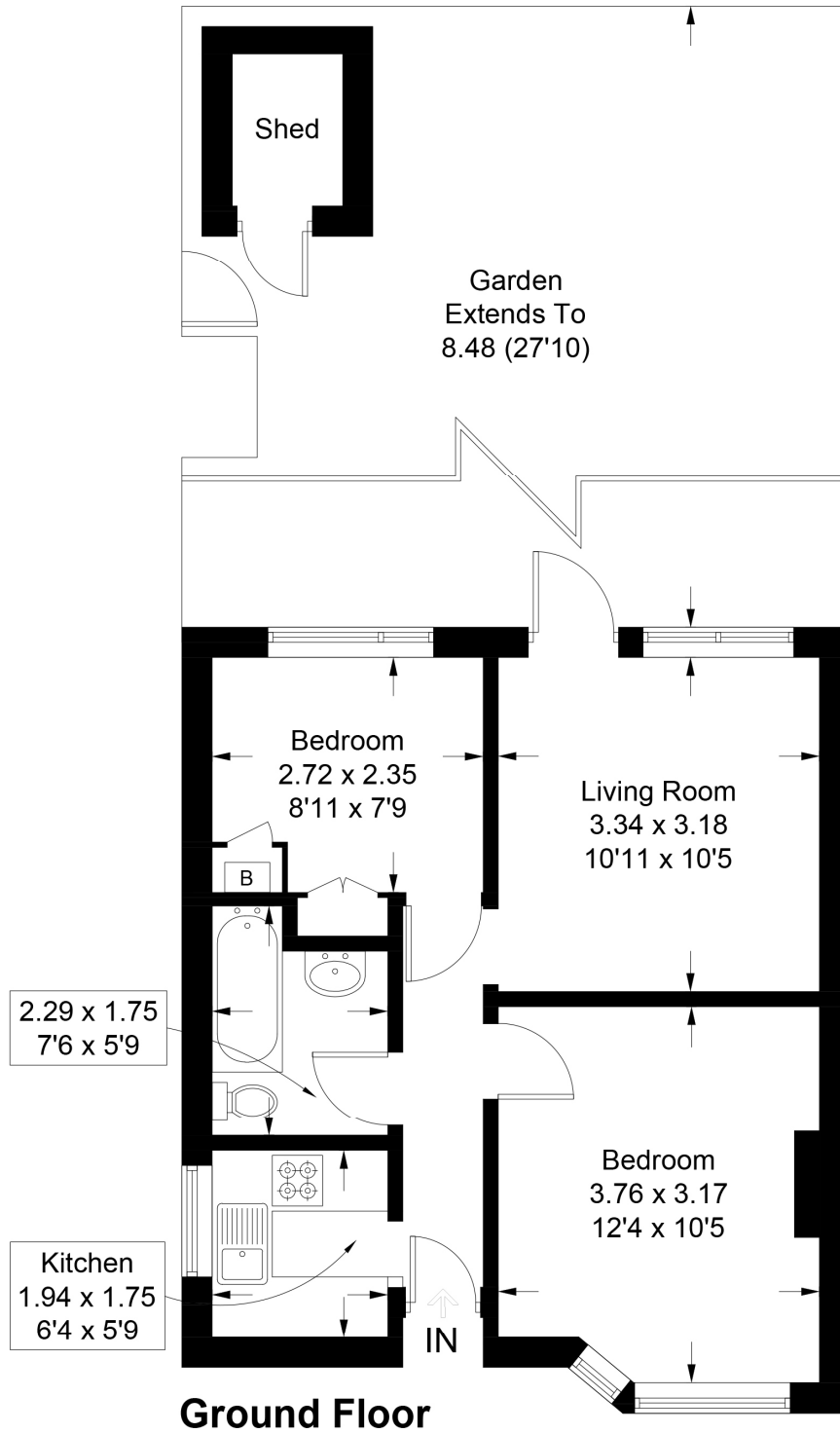
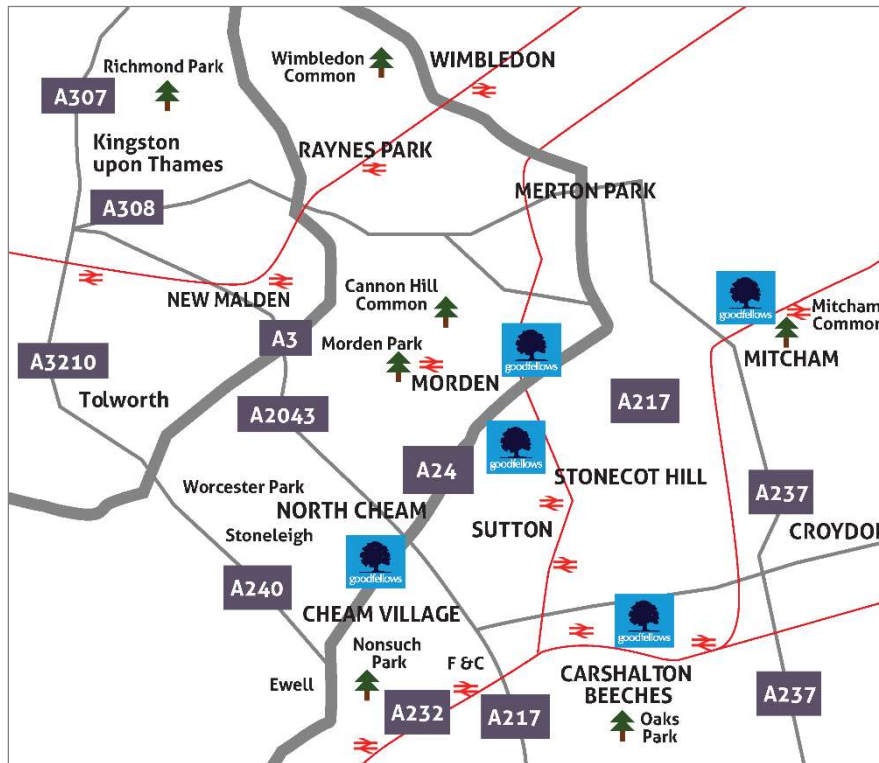


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073338)

Goodfellows Branch Network



Local Authority

London Borough Of Merton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

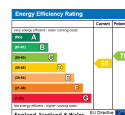
Goodfellows - Stonecot Hill

30 Stonecot Hill, Sutton, Surrey, SM3 9HE

T: 020 8335 3535

sutton@goodfellows.co.uk

www.goodfellows.co.uk



For full EPC please contact the branch