



Maillard  
& Co

£ 730,000

Toulouse, Wellington Road

For Sale



“Spacious Family Home Conveniently Located  
Within Walking Distance of the Schools”

5

Bedrooms

2

Receptions

2

Bathrooms

For Sale

## Property features

5 Double Bedrooms	Spacious Family Home
Convenient for Schools	Garage and Parking



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## Property details

Spacious Family Home Conveniently Located Within Walking Distance of the Schools

QUALIFIES FOR THE GOVERNMENT FIRST STEP SCHEME

Conveniently located within walking distance of most major schools and the town centre, this spacious family home comes to the market with no onward chain.

The property offers five double bedrooms and two bathrooms, therefore providing plenty of space for all the family and a pleasant open aspect over the town. The ground floor benefits from a spacious living room-diner, a modern and neutral kitchen and an additional study/snug and guest W.C. New carpets have recently been fitted in the living room and upstairs bedroom.

There is a deep single garage to the side of the property with designated parking in front and a spacious utility room to the rear.

The garden is south facing and mainly laid to lawn and has the added bonus of a useful basement workshop/storeroom.

Realistically priced and offering more than the average family home of this type, this property is sure to be popular so book your viewing today.

Wet electric central heating system. Mains drains and water. Freehold.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.





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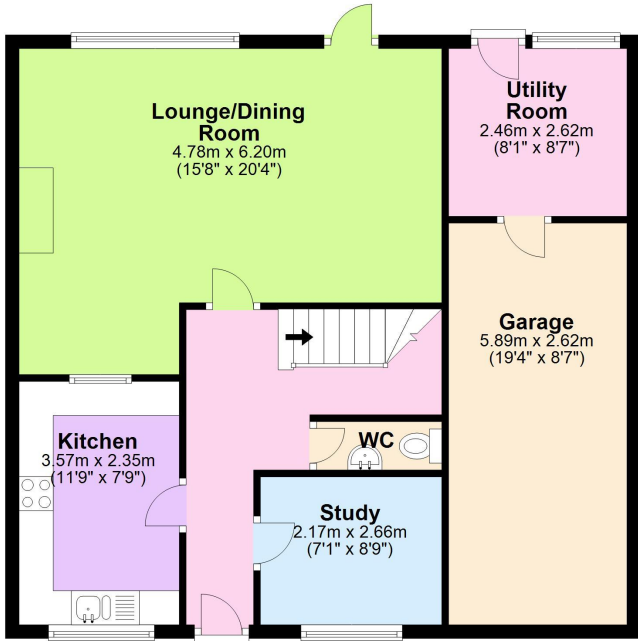






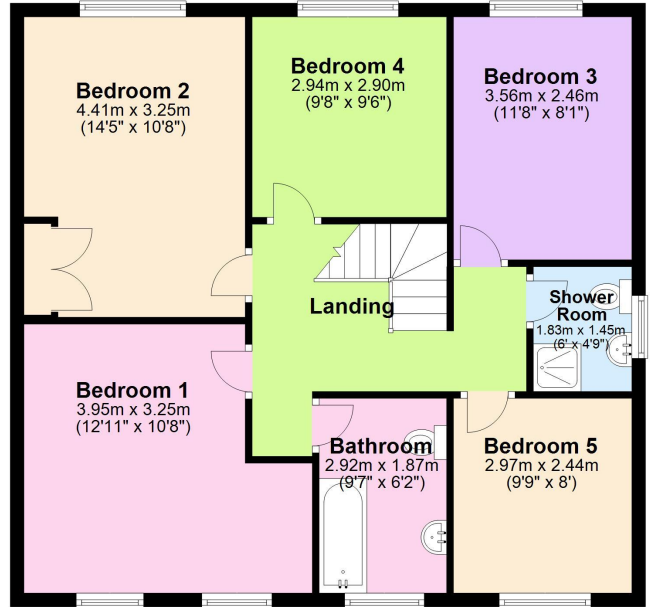
### Ground Floor

Approx. 70.4 sq. metres (757.3 sq. feet)



### First Floor

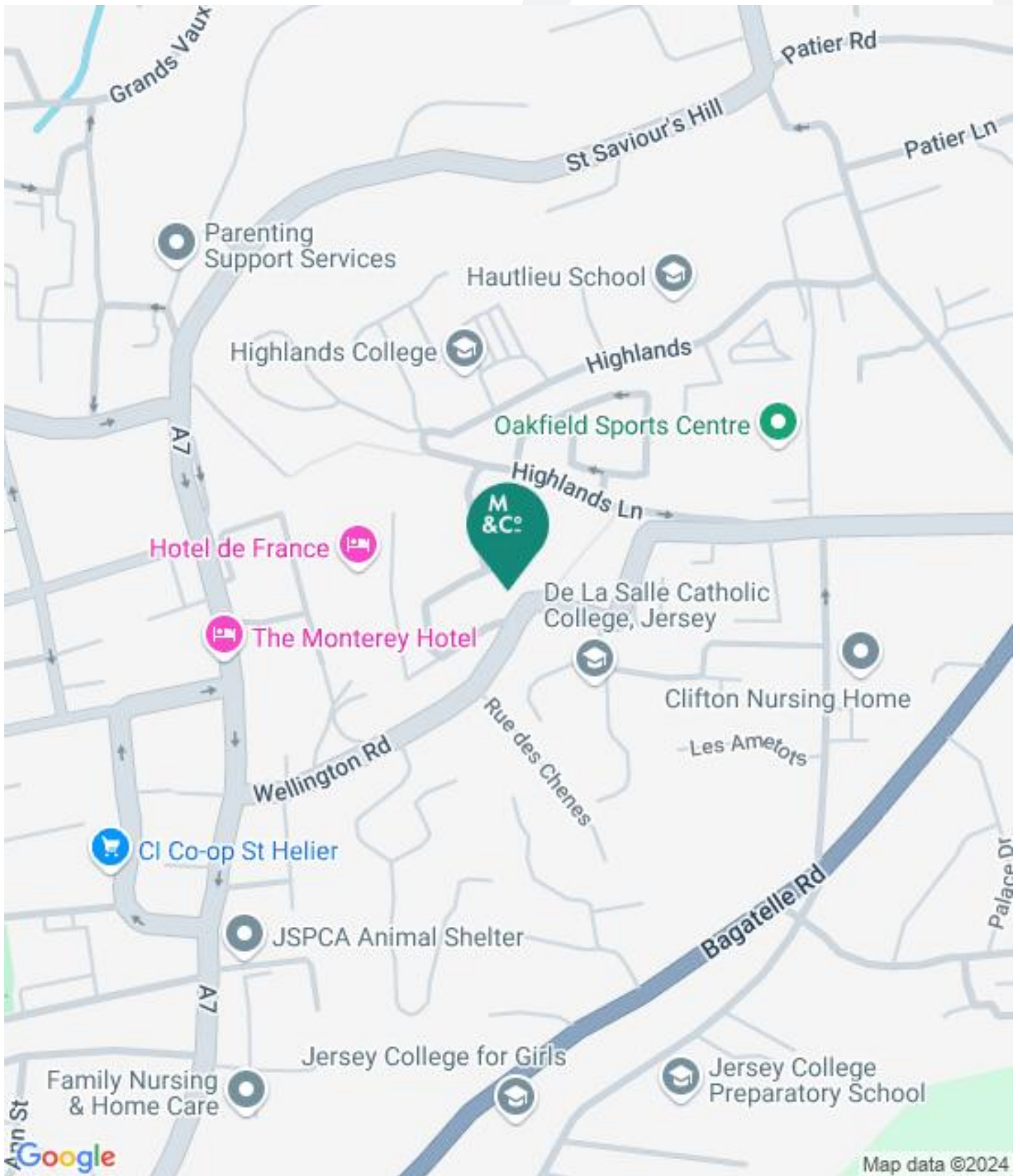
Approx. 74.7 sq. metres (804.4 sq. feet)



Total area: approx. 145.1 sq. metres (1561.6 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.

Plan produced using PlanUp.





Bradley Rolland

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Head of Sales

[brolland@maillardandco.com](mailto:brolland@maillardandco.com)

01534 883184



Bridie Newsham

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Sales Consultant

[bnewsham@maillardandco.com](mailto:bnewsham@maillardandco.com)

01534 883103