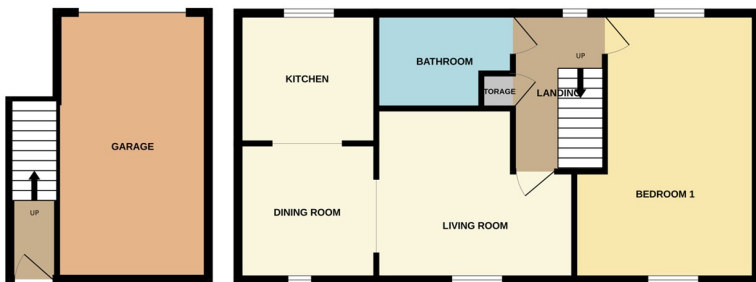




12 Bayston Court, Sugar Way PE2 9SF

£150,000



*** WELL PRESENTED FREEHOLD COACH HOUSE *** " Available in the popular Sugar Way development, this spacious one bedroom coach house has had the freehold purchased. With a tenant currently paying £740 pcm, this property would make a great investment. Featuring a garage, entrance, lounge, dining area, kitchen, generous sized bedroom and bathroom. Viewings highly recommended. EPC Energy Rating - C/Council Tax Band - A "

ENTRANCE

Door to front and stairs to first floor.

FIRST FLOOR LANDING

UPVC double glazed window to rear, cupboard and radiator.

KITCHEN

9' 1" x 9' 0" (2.77m x 2.74m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, gas hob, plumbing for a washing machine, boiler enclosed in a cupboard and space for a fridge/ freezer. UPVC double glazed window to rear.

DINING ROOM

9' 1" x 9' 0" (2.77m x 2.74m) (approx) UPVC double glazed window to front, radiator and arch into kitchen.

LIVING ROOM

13' 4" (max) x 10' 8" (4.06m x 3.25m) (approx) UPVC double glazed window to front, radiator and arch into dining room.

BEDROOM

10' 0" (min) x 12' 0" (max) x 17' 7" ((3.66m x 5.36m)) (approx) UPVC double glazed windows to front and rear. Radiator.

BATHROOM

8' 7" (max) x 6' 6" (2.62m x 1.98m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. UPVC double glazed window to rear.

GARAGE

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The property is freehold with lease attachments relating to the parking space. The parking space has a lease of 125 years from 1st January 2004.

