



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 ".

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т: 01733 574969



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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)((3.05m) 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.

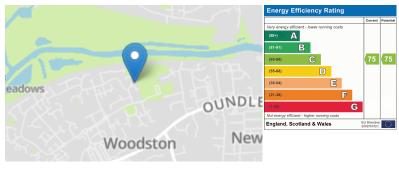
GARAGE

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.





roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and curacy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only. 1110 Lincoln Road Peterborough, PE4 6BP T: 01733 574969