



Rosedale
PROPERTY AGENTS

'Making your move easier'



Chadburn, Paston PE4 7DQ

£175,000



*** NO ONWARD CHAIN *** " A fantastic first time buy or investment opportunity awaits! Sold with no onward chain, this mid terrace home features an entrance hall, kitchen/diner, living room, store area, downstairs WC, 3 bedrooms, bathroom, separate 1st floor WC and a rear garden. There is communal parking to the front of the property and it is conveniently located close to Tesco express. Council Tax Band - A / EPC Energy Rating - B/ Council Tax Band - A".

ENTRANCE

Door to side, radiator and stairs to first floor.

LIVING ROOM

10' 0" (min) (3.05m) 13' 2" (max) x 13' 4" (min) (4.01m x 4.06m) (L-Shape) (approx) Window to rear and radiator.

KITCHEN / DINER

19' 9" x 8' 6" (6.02m x 2.59m) 9' 8" (max) (2.95m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for a cooker, wall mounted boiler, plumbing for a washing machine and space for a fridge / freezer. Window to front, sliding door to rear.

CLOAKROOM

3' 5" x 5' 7" (1.04m x 1.70m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and window to front.

STORE

7' 1" x 7' 1" (2.16m x 2.16m) (approx)

FIRST FLOOR LANDING

Two cupboards.

BEDROOM 1

9' 5" x 13' 4" (2.87m x 4.06m) (approx) Window to rear and radiator.

BEDROOM 2

8' 4" x 13' 4" (2.54m x 4.06m) (approx) Window to rear and radiator.

BEDROOM 3

5' 2" x 13' 4" (1.57m x 4.06m) (approx) Window to rear, loft access and radiator.

BATHROOM

4' 8" x 5' 4" (1.42m x 1.63m) (approx) Fitted with a two piece suite comprising wash hand basin, bath with shower over and window to front.

WC

Fitted with a low level W/C and window to front.

OUTSIDE

The rear of the property has fencing, laid to lawn and patio area.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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		

