



Rosedale
PROPERTY AGENTS

'Making your move easier'



86 Crabtree, Paston PE4 7EQ

£190,000



*** CONSERVATORY *** " Ideal 1st time buy or investment opportunity. Featuring an entrance hall, living room, conservatory, kitchen, 3 bedrooms, bathroom and WC. There is also communal parking. The property is located in the desirable area of Paston, close to local amenities, schools and transport links. EPC Energy Rating - C/Council Tax Band - A".

ENTRANCE HALL

Door to side, understairs storage cupboard, loft access, radiator and stairs to first floor.

BEDROOM 3 / OFFICE

6' 7" x 7' 1" (2.01m x 2.16m) (approx) Window to front and radiator.

LIVING ROOM

11' 3" x 13' 3" (3.43m x 4.04m) (approx) Radiator and French doors to :-

CONSERVATORY

8' 8" x 19' 2" (2.64m x 5.84m) (approx) Sliding door to rear and windows to rear.

KITCHEN

8' 7" x 19' 4" (2.62m x 5.89m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, hob, space for a fridge / freezer, plumbing for a washing machine, integrated dishwasher and radiator. Window to front and door to rear.

FIRST FLOOR LANDING

Cupboard.

BEDROOM 1

10' 7" x 13' 4" (3.23m x 4.06m) (approx) Window to rear and radiator.

BEDROOM 2

10' 6"(min) (3.20m) 13' 4"(max) x 9' 6" 4.06m x 2.90m) (approx) Window to rear and radiator.

BATHROOM

4' 8" x 8' 5" (1.42m x 2.57m) (approx) Fitted with a three piece suite comprising wash hand basin, bath, shower cubicle. Window to front.

WC

2' 7" x 3' 9" (0.79m x 1.14m) (approx) Fitted with a low level W/C. Window to side.

OUTSIDE

The front of the property has communal parking.

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.

