



26 Soke Road, Newborough PE6 7QT

£350,000



ENTRANCE

3' 7" (min) (1.09m) 7' 0" (max) x 15' 0" (2.13m x 4.57m) (approx) Door to front, radiator and stairs to first floor.

W/C

2' 8" x 6' 3" (0.81m x 1.91m) (approx) Low level W/C, Wash hand basin, radiator and window to side.

LIVING ROOM

10' 0" x 16' 8" (3.05m x 5.08m) (approx) Window to front and radiator.

KITCHEN / DINER

17' 6" x 12' 5" (5.33m x 3.78m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for undercounter washing machine, space for cooker, integrated dishwasher, integrated fridge / freezer and cupboard. Window to rear, French doors to rear and radiator.

FIRST FLOOR

Radiator, airing cupboard and access to the loft.

BEDROOM ONE

9' 6" x 15' 2" (2.90m x 4.62m) (approx) Window to front, radiator and built in wardrobe.

EN-SUITE

3' 7" x 9' 6" (1.09m x 2.90m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to rear and heated towel rail.

BEDROOM TWO

14' 2" (into wardrobe) x 10' 0" (4.32m x 3.05m) (approx) Window to front, radiator and built in wardrobe.

BEDROOM THREE

15' 1" x 9' 6" (4.60m x 2.90m) (approx) Window to front, radiator and built in wardrobe.

BEDROOM FOUR

7' 6" x 9' 3" (2.29m x 2.82m) (approx) Window to front and radiator.

BATHROOM

9' 2" x 5' 9" (2.79m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

GARAGE

OUTSIDE

The rear of the garden is laid to lawn with shrubs and fencing.

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		
Very energy efficient - lower running costs	Current	Potential
(92+)		94
A		
(81-91)		84
B		
(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		

