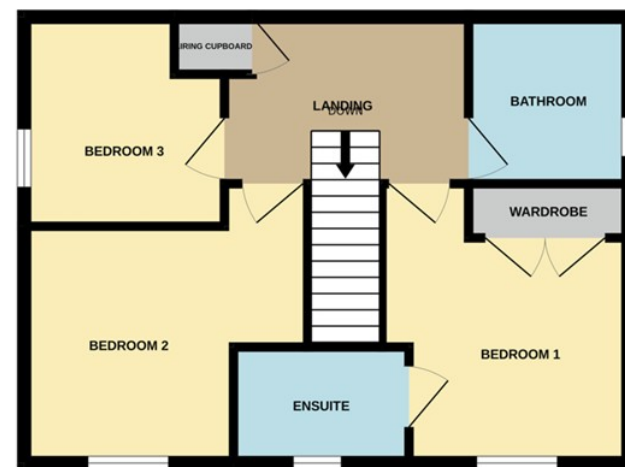
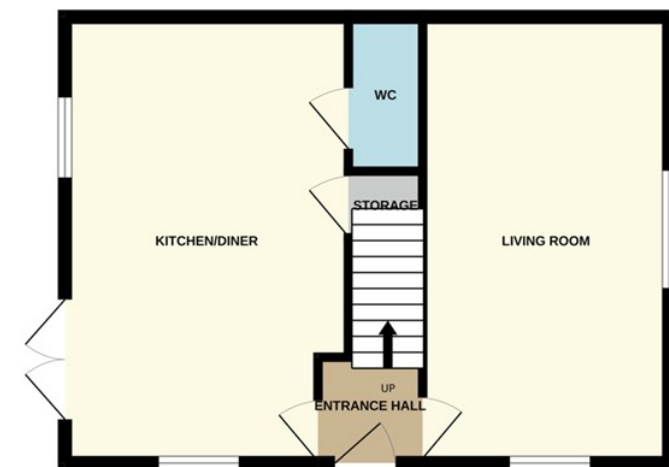




8 Wing Mews, Thorney PE6 0FU

£300,000



ENTRANCE

Door to front and stairs to first floor.

LIVING ROOM

10' 2" x 18' 3" (3.10m x 5.56m) (approx) Window to front, window to side and radiator.

KITCHEN / DINER

18' 4" x 10' 5"(min) (5.59m x 3.17m) 11' 8" (max) (3.56m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated double oven, four ring gas hob, integrated dishwasher, plumbing for a washing machine, space for a fridge/ freezer, cupboard and radiator. Window to front, window to side and French doors to side.

CLOAKROOM

3' 2" x 6' 4" (0.97m x 1.93m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator.

FIRST FLOOR LANDING

Cupboard with boiler enclosed and radiator.

BEDROOM 1

11' 6" (max) x 9' 4"(min)(3.51m x 2.84m) 10' 6"(max) (3.20m) (approx) Window to front, built in wardrobe and radiator.

EN- SUITE

4' 6"(max) x 7' 6"(max) (1.37m x 2.29m) (approx) Fitted with a three piece suite comprising low level w/c, wash hand basin, shower cubicle and heated towel rail. Window to front.

BEDROOM 2

8' 4"(min) (2.54m) 11' 8"(max) x 5' 6" (min) (3.56m x 1.68m) 10' 0"(max) (3.05m) (approx) (L- Shape) Window to front and radiator.

BEDROOM 3

6' 6" (min) (1.98m) 8' 1"(max) x 7' 9" (max) 2.46m x 2.36m) (approx) Window to side and radiator.

BATHROOM

6' 3" x 7' 1"(max) (1.91m x 2.16m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and heated towel rail. Window to side.

OUTSIDE

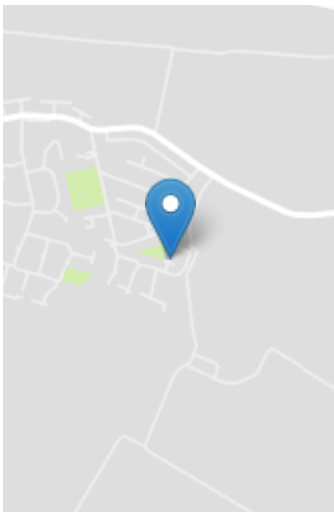
The rear of the property has fencing, laid to lawn, patio area, there is also a driveway to the rear.

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 has solar panels which are owned.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	90
(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		