



Rosedale
PROPERTY AGENTS

'Making your move easier'



63 Sunnymead, Werrington PE4 5BY

£180,000



*** NO ONWARD CHAIN *** " Located in a cul de sac in Werrington, this 2 bedroom mid terrace home is a fantastic first time buy or investment opportunity. Featuring an entrance, kitchen, living room, 2 bedrooms, bathroom, garden and parking. Council Tax Band - A / EPC Energy Rating - C "

ENTRANCE

4' 2" x 5' 2" (1.27m x 1.57m) Approx. Door to front and radiator.

KITCHEN

9' 7" x 6' 6" (2.92m x 1.98m) Approx. Fitted with a range of base and eye level units with work surfaces over, wall mounted boiler, stainless steel sink with mixer tap over, space for cooker, space for under counter fridge and washing machine.

LIVING ROOM

14' 6" x 12' 4" (4.42m x 3.76m) Approx. Door to rear, window to rear, radiator and stairs to 1st floor.

1ST FLOOR

Loft access and cupboard.

BEDROOM ONE

12' 4" (MAX) x 11' 1" (MAX) (3.76m x 3.38m) Approx. Window to rear and radiator.

BEDROOM TWO

13' 2" (MAX) 11'4" (MIN) x 5' 9" (4.01m x 1.75m) Approx. Window to front and radiator.

BATHROOM

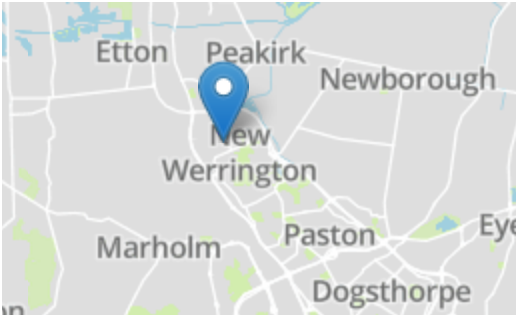
6' 0" x 5' 7" (1.83m x 1.70m) Approx. Window to front. Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over.

OUTSIDE

There is parking for two cars which can be located to the right hand side of the property.

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		
(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

