



Dorchester Crescent PE1 4RP

£270,000



*** IMMACULATE SEMI DETACHED HOME *** " Nestled at the end of a cul de sac, this three bedroom semi detached home has been redecorated and vastly improved throughout. The home briefly comprises of an entrance, lounge, kitchen/diner with island, 3 bedrooms, bathroom and garage. Viewings are highly recommended to appreciate the condition of this property. EPC Energy Rating - C/ Council Tax Band - B".

ENTRANCE

Door to front.

LOUNGE

16' 0" x 11' 8" (4.88m x 3.56m) (approx) Window to front, radiator and stairs to first floor.

KITCHEN / DINER

16' 0" x 11' 9" (4.88m x 3.58m) (approx) Fitted with a range of base units with work surfaces over, island, sink unit with mixer tap, integrated oven, gas hob, plumbing for a washing machine, space for a dishwasher and space for a fridge / freezer. Windows to side and rear. Door to rear.

FIRST FLOOR

Window to side and radiator.

BEDROOM 1

8' 9"(min)(2.67m) 10' 0" (max) x 9' 8"(into wardrobe) (3.05m x 2.95m) (approx) Window to rear, built in wardrobes and radiator.

BEDROOM 2

11' 4" x 7' 5" (3.45m x 2.26m) (approx) Window to front and radiator.

BEDROOM 3

7' 9" x 6' 4" (2.36m x 1.93m) (approx) Window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, jacuzzi bath with shower over, heated towel rail, underfloor heating and Bluetooth ceiling speakers. Window to rear.

OUTSIDE

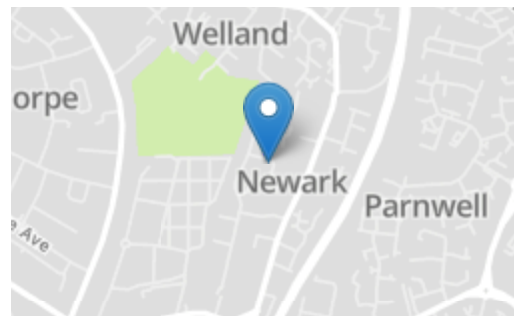
The front of the property has electric gates and garage door with brick block paving. The rear of the property has fencing, laid to lawn and paved patio area.

GARAGE

A single garage.

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
(92-100) A		87
(81-91) B		
(69-80) C		72
(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		

