



Churchill Avenue, Wyton PE28 2EG

Guide Price £250,000

- Established Semi Detached Home
- Two Double Bedrooms
- Generous Living Room And Kitchen Space
- Three Car Driveway
- Enclosed Rear Garden
- Ideal First Time Buy Or Buy To Let Opportunity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

**Peter Lane**  
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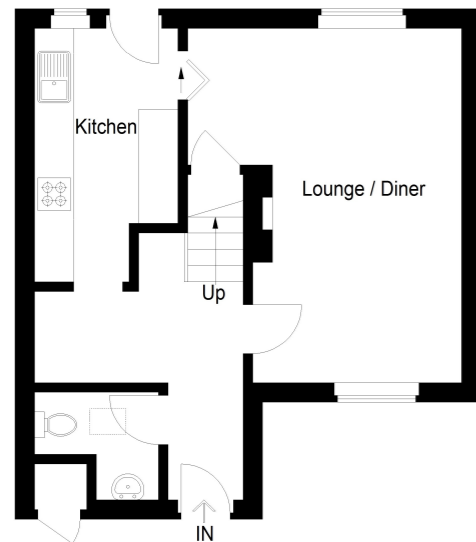
Mayfair Office  
Cashel House  
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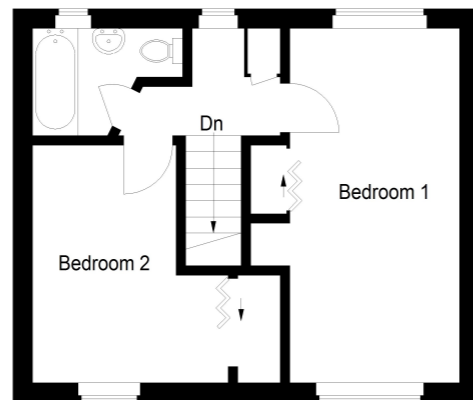
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Approximate Gross Internal Area  
77.6 sq m / 835 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1271865)  
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## UPVC Double Glazed Front Door To

### Entrance Hall

14' 5" x 5' 6" (4.39m x 1.68m)

Stairs to first floor, inner door to

### Cloakroom

Fitted in a two piece white suite comprising low level WC, wash hand basin with tiling, window to front aspect.

### Kitchen

17' 11" x 6' 11" (5.46m x 2.11m) Fitted in a range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, drawer units, appliance spaces, space for oven, glass fronted display cabinets, appliance spaces, UPVC window and door to garden aspect.

### Sitting Room

17' 9" x 13' 7" (5.41m x 4.14m)

A light double aspect room with UPVC window to front, central fireplace, understairs storage cupboard, TV point, telephone point.

### First Floor Landing

Airing cupboard housing hot water cylinder and shelving, UPVC window to garden aspect.

### Bedroom 1

17' 9" x 11' 7" (5.41m x 3.53m)

A light double aspect room with UPVC windows to front and rear aspects, wardrobe and cupboard storage, radiator.

### Bedroom 2

11' 9" x 9' 9" (3.58m x 2.97m)

UPVC window to front aspect, radiator, wardrobe/storage space.

## Family Bathroom

Fitted in a range of white sanitary ware comprising low level WC, panel bath with electric shower over, wash hand basin and extensive tiling. UPVC window to rear aspect and low level WC

## Outside

There is an extensive frontage giving parking for several vehicles with areas of lawn and some borders. The rear garden is pleasantly arranged with seating area, a selection of ornamental shrubs and trees enclosed by a combination of panel fencing with outside tap and lighting offering a reasonable degree of privacy.

## Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## Tenure

Freehold

The property is subject to a Management Charge - TBC

Council Tax Band - A

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