



128 Paston Lane, Paston PE4 6EU

£294,000



*** NO ONWARD CHAIN PROPERTY ON A GENEROUS PLOT ***" Benefiting from loft insulation added in recent years, this three bedroom detached home is situated in a highly sought after area. This family home has superb potential to extend (stp) with a generous sized garden to the rear, two reception rooms downstairs, kitchen/breakfast room, three bedrooms and a family bathroom. Outside there is off road parking for multiple cars. Viewings are highly recommended. EPC Energy Rating - F (Improvements made since assessment)/ Council Tax Band - C".

ENTRANCE HALL

Door to front, under stairs storage cupboard.

RECEPTION ROOM ONE

4.1m x 3.9m (13' 5" x 12' 10") Bay window to front, radiator.

RECEPTION ROOM TWO

4.48m x 3.69m (14' 8" x 12' 1") (approx) Patio door to rear, window to rear, radiator.

KITCHEN

3.43m x 2.29m (11' 3" x 7' 6") (approx) Fitted with a range of base and eye level units with work surfaces over, butler sink with mixer tap over, integrated oven, gas hob with extractor fan over, plumbing for a washing machine, space for a fridge / freezer, wall mounted gas boiler enclosed. UPVC double glazed window to rear.

1ST FLOOR LANDING

Stained window to side.

BEDROOM ONE

4.63m x 3.73m (15' 2" x 12' 3") (approx) Bay window to front and radiator.

BEDROOM TWO

3.89m x 3.81m (12' 9" x 12' 6") (approx) Window to rear and radiator.

BEDROOM THREE

2.34m x 2.26m (7' 8" x 7' 5") (approx) Window to front and radiator.

BATHROOM

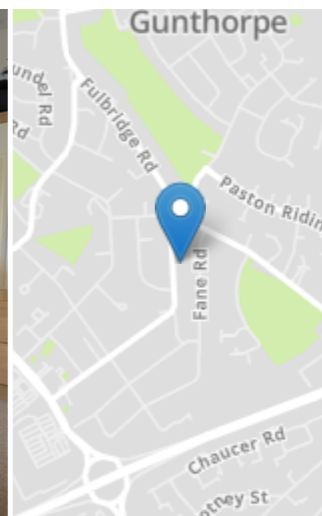
Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over, airing cupboard and radiator. Stained glass window to side.

OUTSIDE

The front of the property is brick block paved providing off road parking, laid to lawn and shrubs. The rear of the property has fencing, laid to lawn, borders and mature shrubs.

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			
(92-100)	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			
			83
		37	

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.