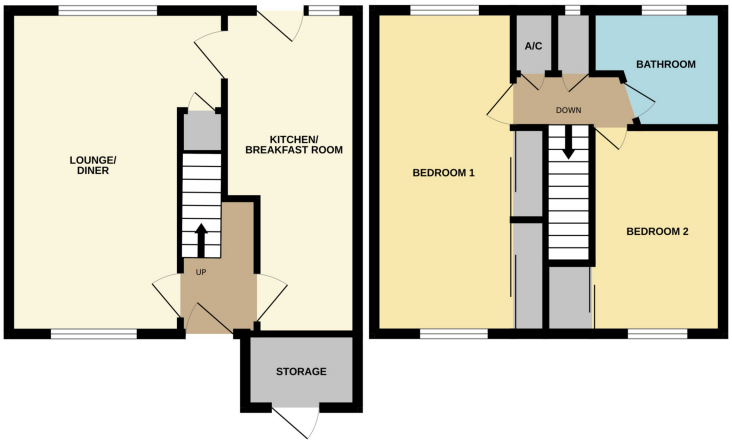
Rosedale PROPERTY AGENTS

'Making your move easier'

30 Lawrence Road, WITTERING PE8 6EN £160,000



*** IDEAL FIRST TIME BUY OR INVESTMENT *** Located in the popular village of Wittering, this two double bedroom home offers convenient access to the A1. The property features a welcoming entrance hall, a generously sized lounge/diner, and a stylish refitted kitchen. Upstairs, both double bedrooms benefit from built-in wardrobes, complemented by a contemporary refitted bathroom. Externally, the home boasts a spacious garden and allocated parking for two vehicles. EPC Energy Rating C / Council Tax Band A.

ENTRANCE
Stairs to first floor accommodation and radiator.

KITCHEN / BREAKFAST ROOM
5.39m x 2.22m max, 1.64m min (17' 8" x 7' 3", 5' 5") (Approx) Fitted with a range of eye level and base units with worktops over. Space for fridge/freezer, and cooker. Composite sink with swan neck mixer tap over and drainer. Space and plumbing for washing machine or dishwasher. Under counter space for washing machine and tumble dryer. UPVC window and barn door to rear. Radiator.

LOUNGE / DINER
5.37m x 4.17m max, 3.22m min (17' 7" x 13' 8", 10' 7") (Approx) UPVC windows to front and rear, understair cupboard and two radiators.

LANDING
UPVC window to rear, airing cupboard, loft access and storage cupboard.

BEDROOM ONE
5.48m x 2.57m not including wardrobes (18' 0" x 8' 5") (Approx) UPVC windows to front and rear, two radiators and built-in wardrobes with sliding doors.

BEDROOM TWO
3.67m x 2.22m not including wardrobes (12' 0" x 7' 3") (Approx) UPVC window to front, radiator and built-in wardrobes with sliding doors. Coving to ceiling.

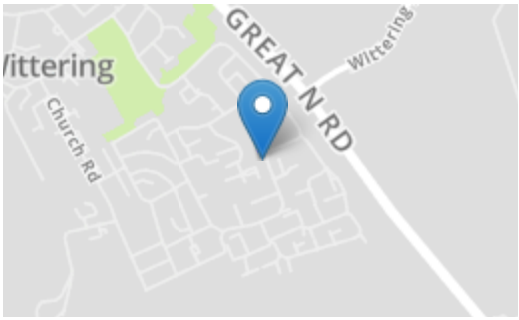
BATHROOM
Fitted with a three piece suite comprising bath with shower over, vanity washing hand basin and low level WC. Fully tiled, spotlights and UPVC window to rear.

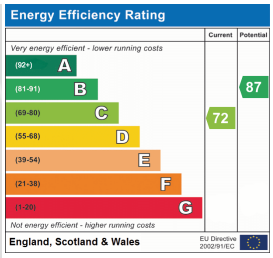
OUTSIDE
To the front, the property enjoys a neatly maintained lawn with a concrete pathway leading to the front door, which is sheltered by a covered storm porch. A useful brick-built storage shed adds practical outdoor space.

The rear garden is mainly laid to lawn and fully enclosed by timber fencing, offering a safe and private area for relaxation. A paved patio provides an ideal seating area, and gated rear access leads directly to two allocated parking spaces.

FLOORPLAN
The floor plan 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 NOTE
There is a yearly charge for this property, covering estate management. The vendor currently pays £300 per annum.





Property details herein do not form part or 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.

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