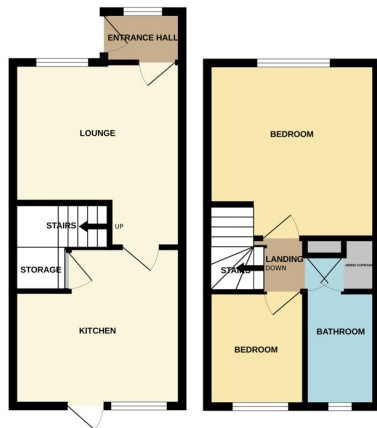




Martinsbridge, Parnwell PE1 4YB

£155,000



*** OFFERS IN EXCESS OF £155,000 INVITED FOR THIS PROPERTY WITH NO ONWARD CHAIN *** " Located towards the very end of a cul de sac, this two bedroom mid terrace home benefits from no onward chain. It is a fantastic first time buy or investment and briefly comprises of a single garage with parking for 2 cars, porch, lounge, kitchen, garden, 2 bedrooms and a bathroom. Close by is a play park, primary school and good transportation links. EPC Energy Rating - D/Council Tax Band - B".

PORCH

Part glazed entrance door, laminate floor, window to front aspect, door to:

LIVING SPACE

12' 3" x 11' 7" (3.73m x 3.53m) (approx.) Laminate floor, window to front aspect, return staircase to first floor landing.

KITCHEN

11' 6" x 10' 9" (3.51m x 3.28m) (approx.) Fitted with a range of base and wall mounted units, fitted work surfaces, space for cooker, plumbing and space for slimline dishwasher, stainless steel single drainer sink unit, space for fridge/freezer, breakfast bar, built in storage cupboard, window to rear aspect, part glazed door to rear.

1ST FLOOR LANDING

Access to loft

BEDROOM 1

12' 5" x 11' 7" (3.78m x 3.53m) (maximum) (approx.) Window to front aspect.

BEDROOM 2

7' 4" x 6' 8" (2.24m x 2.03m) (approx.) Window to rear aspect.

BATHROOM

7' 6" x 4' 6" (2.29m x 1.37m) (minimum) (approx.) Fitted with a three piece suite comprising low level WC with dual push button flush, pedestal wash hand basin, panel bath with mixer tap shower over, fully tiled walls and floor, built in airing cupboard, window to rear aspect..

SINGLE GARAGE

OUTSIDE

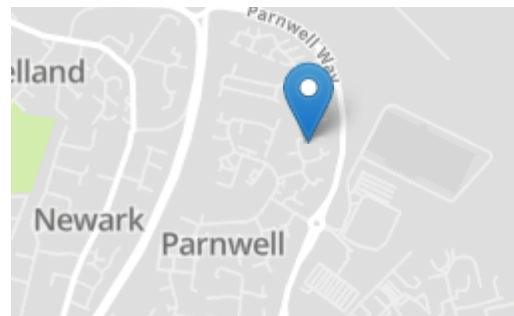
There are gardens to the front and rear. the front is lawned with block paved parking space leading to the front door. The rear is enclosed by timber fence and is mainly laid to lawn with paved patio.

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.

PLEASE NOTE

Please note we have advised the boiler currently doesn't work.



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			
		67	89
England, Scotland & Wales			
EU Directive 2002/91/EC			

