



**86 Crabtree, Paston PE4 7EQ**

**£230,000**



\*\*\* CONSERVATORY \*\*\* " Ideal 1st time buy or investment opportunity. Featuring an entrance hall, living room, conservatory, kitchen, 3 bedrooms, bathroom and WC. There is also communal parking. The property is located in the desirable area of Paston, close to local amenities, schools and transport links. EPC Energy Rating - C/Council Tax Band - A".



## ENTRANCE HALL

Door to side, understairs storage cupboard, loft access, radiator and stairs to first floor.

## BEDROOM 3 / OFFICE

6' 7" x 7' 1" (2.01m x 2.16m) (approx) Window to front and radiator.

## LIVING ROOM

11' 3" x 13' 3" (3.43m x 4.04m) (approx) Radiator and French doors to :-

## CONSERVATORY

8' 8" x 19' 2" (2.64m x 5.84m) (approx) Sliding door to rear and windows to rear.

## KITCHEN

8' 7" x 19' 4" (2.62m x 5.89m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, hob, space for a fridge / freezer, plumbing for a washing machine, integrated dishwasher and radiator. Window to front and door to rear.

## FIRST FLOOR LANDING

Cupboard.

## BEDROOM 1

10' 7" x 13' 4" (3.23m x 4.06m) (approx) Window to rear and radiator.

## BEDROOM 2

10' 6"(min) (3.20m) 13' 4"(max) x 9' 6" 4.06m x 2.90m) (approx)Window to rear and radiator.

## BATHROOM

4' 8" x 8' 5" (1.42m x 2.57m) (approx) Fitted with a three piece suite comprising wash hand basin, bath, shower cubicle. Window to front.

## WC

2' 7" x 3' 9" (0.79m x 1.14m) (approx) Fitted with a low level W/C. Window to side.

## OUTSIDE

The front of the property has communal parking.

## 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.

