

'Making your move easier'



70 Sheepwalk, Paston PE4 7BJ

£190,000





\*\*\* NO ONWARD CHAIN \*\*\* " Featuring 3 bedrooms, study, lounge, kitchen/diner, 2 toilets and a bathroom, this mid terrace property is a fantastic family home or investment. There is also communal parking at the front. The property is located in the desirable area of Paston, close to local amenities, schools, and transport link. Council Tax Band - A / EPC Rating - C".



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#### **ENTRANCE**

Door to side.

## STUDY

7' 3" x 7' 0" (2.21m x 2.13m) (approx) Window to front.

# WC

5' 7" x 3' 6" (1.70m x 1.07m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

## LOUNGE

13' 4" x 13' 3" (4.06m x 4.04m) (approx) Window to rear and radiator.

### **KITCHEN/DINER**

19' 4" x 9' 8" (min) (5.89m x 2.95m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated oven, hob, plumbing for a washing machine, space for a fridge/ freezer. UPVC double glazed window to front and sliding doors to rear.

# FIRST FLOOR LANDING

Cupboard

# **BEDROOM 1**

Window to rear.

**BEDROOM 2** 

Window to rear.

BEDROOM 3

Window to rear.

## BATHROOM

Window to front. Fitted with a three piece suite comprising of a bath, shower cubicle and sink.

#### WC

4' 7" x 2' 7" (1.40m x 0.79m) (approx) Fitted with a low level W/C.

### **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.





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 cocuracy 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. 1110 Lincoln Road PE4 6BP T: 01733 574969