



2 Wharf Road PE2 9PS

£220,000



### LIVING ROOM

11' 5" x 12' 5" (3.48m x 3.78m) (approx)  
 Door to front, window to front and radiator.

### INNER HALL

Stairs to first floor.

### KITCHEN/DINER

12' 3" x 12' 4" (not including cupboard)  
 (3.73m x 3.76m) (approx) Fitted with a range  
 of base units, sink unit with mixer tap, space  
 for cooker, wall mounted boiler and  
 cupboard with space for freestanding fridge /  
 freezer. Window to rear and radiator.

### BATHROOM

7' 4" x 4' 3" (2.24m x 1.30m) (approx)  
 Window to side and radiator. Fitted with a  
 three piece suite comprising of a bath, low  
 level W/C and wash hand basin.

### 1ST FLOOR LANDING

### BEDROOM ONE

12' 6" x 12' 5" (3.81m x 3.78m) (approx)  
 Window to rear and radiator.

### EN-SUITE

8' 0" x 7' 3" (2.44m x 2.21m) (approx) Fitted  
 with a three piece suite comprising low level  
 W/C, wash hand basin and shower cubicle.  
 Window to rear and radiator.

### BEDROOM TWO

12' 5" x 11' 6" (3.78m x 3.51m) (approx)  
 Window to front and over stairs storage area.

### 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.

