



**6 Sutcliffe Road, WITTERING PE8 6AY**

**£185,000**



\*\*\* OCCUPYING A CORNER PLOT \*\*\* Peacefully located two bedroom end terraced home with a spacious lounge /dining area, opening into the kitchen. Further benefiting from two double bedrooms, a spacious family bathroom and a conservatory to the fully enclosed, rear garden. This property would make an ideal first time buy or investment. Please call today to arrange your viewing. EPC Energy Rating D - Council Tax Band A.

**UPVC DOUBLE GLAZED DOOR INTO:**

**ENTRANCE HALL**

Laminate flooring, storage area, radiator. Two cupboards. Stairs to first floor accommodation with cupboard under. UPVC double glazed window to the front. Door to:

**LOUNGE**

Karndean flooring, radiator with cover. UPVC double glazed window to the rear. UPVC double glazed patio doors to the conservatory.

**CONSERVATORY**

Brick and UPVC double glazed construction. Laminate flooring, radiator. UPVC double glazed French doors to the garden.

**DINING ROOM**

Karndean flooring. UPVC double glazed window to the rear.

**KITCHEN**

Fitted with a range of eye level and base units with worktop over. Undermount ceramic sink with mixer tap over. Oven and hob with cooker hood over. Space and plumbing for dishwasher, plumbing for washing machine. Karndean flooring. UPVC double glazed windows to the front and side.

**REAR LOBBY**

Radiator. Space for fridge / freezer. Cupboards. UPVC double glazed door to garden.

**OUTSIDE**

To the front, a path leads to front door. Laid to lawn with mature hedging and shrubs.

To the rear, the garden is laid to lawn and fully enclosed by timber fencing, gated to the side. Mature shrubs and trees.

**AGENT NOTE:**

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.

