



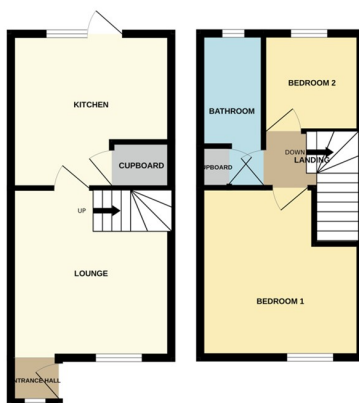
Rosedale
PROPERTY AGENTS

'Making your move easier'



Martinsbridge, Parnwell PE1 4YB

£170,000



*** WITH GARAGE! *** " Guide price of £175,000 - £180,000 for this perfect 1st time buy or investment opportunity awaits! Located towards the end of a cul de sac, this mid terrace home features an entrance, living room, kitchen/diner, 2 bedrooms, bathroom, low maintenance rear garden and a garage. Viewings are highly recommended. Council Tax Band - B / EPC Energy Rating - C

ENTRANCE

3' 5" x 3' 2" (1.04m x 0.97m) (approx) Door to side, window to front.

LIVING ROOM

12' 2" x 11' 7" (3.71m x 3.53m) (approx) UVPC window to front, radiator and stairs to first floor.

KITCHEN

11' 0" x 11' 6" (including cupboard) (3.35m x 3.51m) (approx) Door to rear, window to rear, radiator and wall mounted boiler. Fitted with a range of eye and base level units with work surfaces over, stainless steel sink unit with mixer tap, oven, hob, space for washing machine, space for freestanding fridge / freezer and cupboard.

FIRST FLOOR

Loft access.

BEDROOM ONE

8' 8" (min) (2.64m) 12' 3" (max) x 11' 6" (3.73m x 3.51m) (approx) Window to front and radiator.

BEDROOM TWO

6' 7" x 6' 8" (2.01m x 2.03m) (approx) Window to rear and radiator.

BATHROOM

9' 6" x 4' 6" (2.90m x 1.37m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear, radiator and cupboard.

GARDEN

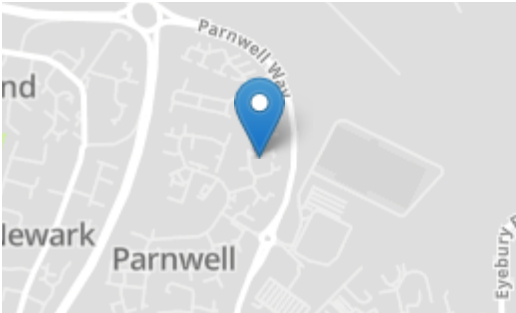
Low maintenance with fencing.

GARAGE

En bloc.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

