



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.

**GARAGE**

En bloc.

**LIVING ROOM**

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

**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.

**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.

