



**101 Sunnymead, Werrington PE4 5BZ**

**£195,000**



\*\*\* CABIN IN GARDEN WITH ELECTRIC \*\*\* " Located in a cul de sac in Werrington, this two bedroom semi detached property is ideal for first time buyers or investors. Featuring an entrance hall with utility cupboard, modern kitchen, living space, 2 double bedrooms, bathroom, low maintenance rear garden and cabin. There is also an allocated parking space for the property. EPC Energy Rating - D/Council Tax Band - A".

### ENTRANCE

Door to side, cupboard with washing machine and tumble dryer, boiler and radiator.

### KITCHEN

9' 6" x 6' 5" (2.90m x 1.96m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, hob with extractor fan over, space for a under counter dishwasher and space for a fridge/ freezer. UPVC double glazed window to front.

### LOUNGE

16' 4" (max) (4.98m) 14' 5" (min) x 12' 2" (4.39m x 3.71m) (approx) UPVC double glazed window to side, French doors to rear and two radiators.

### FIRST FLOOR LANDING

UPVC double glazed window to side, loft access and cupboard.

### BEDROOM 1

11' 1" (min) (3.38m) 12' 7" (max) x 12' 3" (3.84m x 3.73m) (approx) UPVC double glazed windows to side and rear, double fitted wardrobe and radiator.

### BEDROOM 2

12' 5" (max) 11' 0" (min) x 5' 8" 3.35m x 1.73m) (approx) UPVC double glazed window to front, cupboard and radiator.

### BATHROOM

6' 1" x 5' 8" (1.85m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. UPVC double glazed windows to side and front.

### CABIN

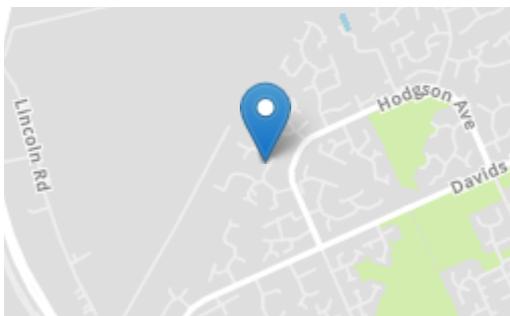
9' 6" x 9' 4" (2.90m x 2.84m) (approx) Fitted with electric, French doors to front.

### OUTSIDE

The front of the property there is an allocated parking space. The rear of the property has fencing and a brick wall, garden shed, astro turf and patio 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	86
England, Scotland & Wales			
EU Directive 2002/91/EC			

