



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

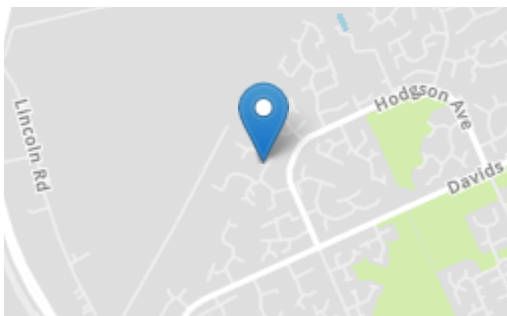
9' 6" x 9' 4" (2.90m x 2.84m) (approx) Fitted with electric, French doors to front.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	86
England, Scotland & Wales			
EU Directive 2002/91/EC			

