



**Barnstock, Bretton PE3 8EH**

**£79,999**



\*\*\* NO ONWARD CHAIN \*\*\* " The ideal first time buy or investment property awaits! Located in Bretton, this 1 bedroom maisonette is in need of some modernisation but offers a great opportunity for you to put your own stamp on! It even comes with a garage! Council Tax Band - A / EPC Rating - D "

**ENTRANCE**

6' 5" x 9' 8" (1.96m x 2.95m) (approx) Door to side, radiator and stairs to first floor.

**FIRST FLOOR**

Window to rear and cupboard.

**LIVING ROOM**

17' 4" x 10' 7" (5.28m x 3.23m) (approx) Door to side, balcony, radiator and window to front.

**BALCONY****KITCHEN**

12' 5" x 5' 9" (3.78m x 1.75m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink, space for fridge / freezer, airing cupboard and radiator. Window to rear.

**BEDROOM**

13' 6" x 8' 6" (4.11m x 2.59m) (approx) Window to front and radiator.

**SHOWER ROOM**

6' 0" x 6' 5" (1.83m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. Window to rear.

**GARAGE**

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.

**AGENT NOTES**

The lease is 125 years from 23rd January 1989 therefore leaving 89 years remaining.

We have been advised by Cross Keys that there is no service or ground rent charges at present if these were active these would be a peppercorn rent.

