



30 Lawrence Road, Wittering PE8 6EN

£175,000



*** IDEAL FIRST TIME BUY OR INVESTMENT *** Located in the popular village of Wittering, this two double bedroom home offers convenient access to the A1. The property features a welcoming entrance hall, a generously sized lounge/diner, and a stylish refitted kitchen. Upstairs, both double bedrooms benefit from built-in wardrobes, complemented by a contemporary refitted bathroom. Externally, the home boasts a spacious garden and allocated parking for two vehicles. EPC Energy Rating C / Council Tax Band A.

ENTRANCE

Stairs to first floor accommodation and radiator.

KITCHEN / BREAKFAST ROOM

5.39m x 2.22m max, 1.64m min (17' 8" x 7' 3", 5' 5") (Approx) Fitted with a range of eye level and base units with worktops over. Space for fridge/freezer, and cooker. Composite sink with swan neck mixer tap over and drainer. Space and plumbing for washing machine or dishwasher. Under counter space for washing machine and tumble dryer. UPVC window and barn door to rear. Radiator.

LOUNGE / DINER

5.37m x 4.17m max, 3.22m min (17' 7" x 13' 8", 10' 7") (Approx) UPVC windows to front and rear, understair cupboard and two radiators.

LANDING

UPVC window to rear, airing cupboard, loft access and storage cupboard.

BEDROOM ONE

5.48m x 2.57m not including wardrobes (18' 0" x 8' 5") (Approx) UPVC windows to front and rear, two radiators and built-in wardrobes with sliding doors.

BEDROOM TWO

3.67m x 2.22m not including wardrobes (12' 0" x 7' 3") (Approx) UPVC window to front, radiator and built-in wardrobes with sliding doors. Coving to ceiling.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, vanity washing hand basin and low level WC. Fully tiled, spotlights and UPVC window to rear.

OUTSIDE

To the front, the property enjoys a neatly maintained lawn with a concrete pathway leading to the front door, which is sheltered by a covered storm porch. A useful brick-built storage shed adds practical outdoor space.

The rear garden is mainly laid to lawn and fully enclosed by timber fencing, offering a safe and private area for relaxation. A paved patio provides an ideal seating area, and gated rear access leads directly to two allocated parking spaces.

FLOORPLAN

The floor plan 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 NOTE

As with many properties in Wittering, there is a maintenance charge.

