



**Dingley Court, Westwood PE3 7AN**

**£170,000**



\*\*\* Guide price £170,000 - £180,000 \*\*\*

Offering the perfect blend of comfort and practicality, this property offers two double bedrooms and is immaculately presented throughout. Offering an entrance hall, kitchen/diner, lobby area, living room, bathroom, garage and store, this home really does offer everything you need.

This terraced home represents a fantastic opportunity to purchase a comfortable and well-located home that is ready to move into. Whether you're a first-time buyer or looking to downsize, this property is well worth viewing to fully appreciate its potential and charm. EPC Currently Unavailable/ Council Tax Band - A".

### ENTRANCE

Door to side, window to front, radiator and stairs to first floor.

### LIVING ROOM

11' 5" x 14' 3" (3.48m x 4.34m) (approx) Window to front and radiator.

### KITCHEN / DINER

14' 8" x 8' 5" (4.47m x 2.57m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, four ring gas hob, space for freestanding fridge / freezer, space for washing machine, Door to rear.

### LOBBY

2' 8" (min) (0.81m) 6' 1" (max) x 3' 9" (min) (1.85m x 1.14m) 6' 0" (max) (1.83m) (approx) L-shape. Door to rear, radiator and window to side.

### FIRST FLOOR LANDING

### BEDROOM ONE

8' 4" (min) (2.54m) 14' 9" (max) x 7' 6" (min) (4.50m x 2.29m) 10' 4" (max) (3.15m) (approx) Window to front, radiator, overstairs cupboard and cupboard with boiler in.

### BEDROOM TWO

8' 4" x 13' 0" (2.54m x 3.96m) (approx) Window to rear and radiator.

### BATHROOM

5' 6" x 6' 0" (1.68m x 1.83m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to rear and heated towel rail.

### GARAGE

7' 7" x 15' 4" (2.31m x 4.67m) (approx)

### STORE

8' 0" x 4' 9" (2.44m x 1.45m) (approx) Door to side and access into garage.

### 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			
(92-100)	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			
		78	83
England, Scotland & Wales			
EU Directive 2002/91/EC			

