



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**70 Chadburn, Paston PE4 7DQ**

**£180,000**



\*\*\* NO ONWARD CHAIN \*\*\* " A fantastic first time buy or investment opportunity awaits! Sold with no onward chain, this mid terrace home features an entrance hall, kitchen/diner, living room, store area, downstairs WC, 3 bedrooms, bathroom, separate 1st floor WC and a rear garden. There is communal parking to the front of the property and it is conveniently located close to Tesco express. Council Tax Band - A / EPC Energy Rating - B/ Council Tax Band - A".

- ENTRANCE**

Door to side, radiator and stairs to first floor.
- LIVING ROOM**

10' 0" (min) (3.05m) 13' 2" (max) x 13' 4"(min)(4.01m x 4.06m) (L-Shape) (approx) Window to rear and radiator.
- KITCHEN / DINER**

19' 9" x 8' 6" (6.02m x 2.59m) 9' 8"(max) (2.95m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for a cooker, wall mounted boiler, plumbing for a washing machine and space for a fridge / freezer. Window to front, sliding door to rear.
- CLOAKROOM**

3' 5" x 5' 7" (1.04m x 1.70m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and window to front.
- STORE**

7' 1" x 7' 1" (2.16m x 2.16m) (approx)
- FIRST FLOOR LANDING**

Two cupboards.
- BEDROOM 1**

9' 5" x 13' 4" (2.87m x 4.06m) (approx) Window to rear and radiator.
- BEDROOM 2**

8' 4" x 13' 4" (2.54m x 4.06m) (approx) Window to rear and radiator.
- BEDROOM 3**

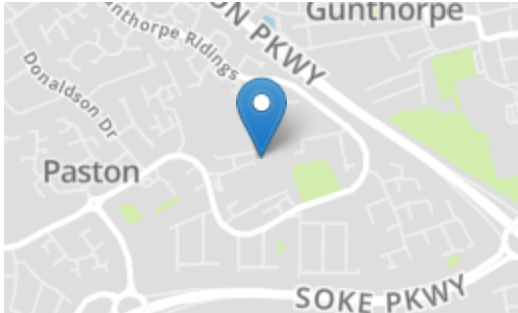
5' 2" x 13' 4" (1.57m x 4.06m) (approx) Window to rear, loft access and radiator.
- BATHROOM**

4' 8" x 5' 4" (1.42m x 1.63m) (approx) Fitted with a two piece suite comprising wash hand basin, bath with shower over and window to front.
- WC**

Fitted with a low level W/C and window to front.
- OUTSIDE**

The rear of the property has fencing, laid to lawn 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>                            | 86      | 86        |
| (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 |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

