



2 Roden Way PE7 0LW

£170,000



*** IDEAL 1ST TIME BUY OR INVESTMENT OPPORTUNITY *** " Sold with no onward chain, this spacious 2 bedroom coach house has it's very own garage and small garden space - a rare find! Inside the coach house itself, you will find an open plan kitchen/living space, 2 bedrooms and a bathroom. Viewings highly recommended. Council Tax Band - B / EPC Energy Rating - C"

ENTRANCE

Door to front and stairs to first floor.

KITCHEN / LIVING

19' 6" x 17' 5" (5.94m x 5.31m) (approx) Fitted with a range of base and eye level units with work surfaces over, space for fridge / freezer, space for washing machine and dryer, 4 ring gas hob and oven and two radiators. Window to front, two windows to rear and cupboard with boiler enclosed.

FIRST FLOOR

Cupboard.

BEDROOM ONE

10' 5" x 9' 2" (3.17m x 2.79m) (approx) Window to front, radiator and built in wardrobe.

BEDROOM TWO

10' 0" (max) (3.05m) 7' 8" (min) x 8' 8" (2.34m x 2.64m) (approx) Window to rear and radiator.

BATHROOM

7' 8" x 6' 2" (2.34m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and radiator.

OUTSIDE

To the rear of the property there is a garden. To the front of the property there is a parking space.

GARAGE

AGENT NOTES

Please note, the property has the potential to be sold with a tenant in situ - currently paying £820pcm.

This property is available to purchase individually or as part of a larger investment portfolio. Further details on additional properties and portfolio options are available upon request.

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.

