



**72 Sheepwalk, Paston PE4 7BJ**

**£160,000**



**\*\*\* INVESTORS ONLY! \*\*\*** Presented with tenants in situ generating a rental income of £890 per calendar month, this 3-bedroom end of terrace house offers a fantastic opportunity for investors. Located on the ground floor, you will find an entrance hall, living room, kitchen/diner, spacious store room and WC. Upstairs, you will find 3 bedrooms, bathroom WC and storage cupboards. This property represents a solid investment opportunity with steady rental income and good potential for future growth.

Council Tax Band - A / EPC Energy Rating - D

**ENTRANCE**

Door to side and stairs to first floor.

**LIVING ROOM**

9' 7" (min) (2.92m) 12' 8" (max) x 13' 1" (3.86m x 3.99m) (approx)  
 Window to rear and radiator.

**KITCHEN / DINER**

8' 6" (min) (2.59m) 11' 2" (max) x 20' 6" (3.40m x 6.25m) (approx) Fitted with a range of base and eye level units with work surfaces over, space for cooker, sink with mixer tap over, space for freestanding fridge freezer, space for washing machine, space for tumble dryer and wall mounted boiler. Door to rear, window to rear, window to front and radiator.

**STORE**
**W/C**

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

**FIRST FLOOR LANDING**

Two cupboards (one with a hot water tank)

**BEDROOM ONE**

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

**BEDROOM TWO**

13' 1" x 8' 2" (3.99m x 2.49m) (approx) Window to rear.

**BEDROOM THREE**

5' 3" x 13' 4" (1.60m x 4.06m) (approx) Window to rear and radiator.

**BATHROOM**

4' 8" x 5' 9" (1.42m x 1.75m) (approx) Fitted with a two piece suite comprising bath with shower over and wash hand basin. Window to front and radiator.

**W/C**

2' 8" x 4' 8" (0.81m x 1.42m) (approx) Fitted with a low level W/C. Window to front and radiator.

**OUTSIDE**

Communal parking.

**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 |         | 62        |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

