



29 Collins Way, Collyweston PE9 3PB

£160,000



IDEAL FIRST TIME BUY "Immaculately presented two bedroom property. Located in the popular village of Collyweston, this well presented home benefits from lounge, kitchen, downstairs WC, two bedrooms and bathroom plus a tandem length driveway providing off road parking. The property also enjoys field views to the rear. The price stated is for 80% shared ownership of the property. 50% of the property is also available, please call 01780 757788 for details. EPC Energy Rating C"

ENTRANCE HALL

UPVC part glazed door to front and stairs to first floor.

LOUNGE

15' 2" x 13' 11" (4.62m x 4.24m) (approx.) UPVC window to rear, UPVC door to rear and radiator and cupboard downstairs.

KITCHEN

11' 7" x 6' 11" (max) (3.53m x 2.11m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over and stainless steel sink and drainer. Space for oven, space and plumbing for washing machine and space for fridge/freezer. Wall mounted boiler and UPVC window to front.

CLOAKROOM

Fitted with a two piece suite comprising low level WC and pedestal wash hand basin and radiator.

FIRST FLOOR LANDING

Stairs from ground floor, UPVC window and loft access.

BEDROOM ONE

13' 11" x 11' 1" (4.24m x 3.38m) (approx.) UPVC window to rear and radiator.

BEDROOM TWO

10' 5" x 10' 2" (3.18m x 3.10m) (approx.) UPVC window to front, radiator and airing/storage cupboard.

BATHROOM

Fitted with a three piece suite comprising pedestal wash hand basin, bath with shower over and low level WC.

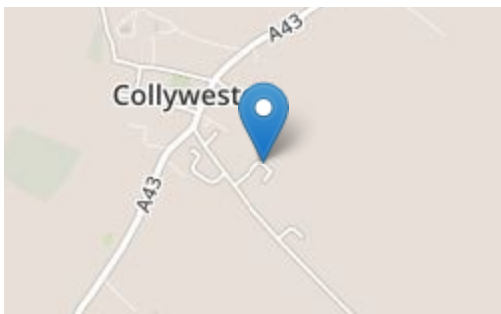
OUTSIDE

Front: Pathway leading to front door with tandem length driveway. Gated side access to rear garden.

Rear: Enclosed garden mainly laid to lawn, paved patio area and planted borders.

AGENTS NOTE

The floor plan shown is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is intended as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

