



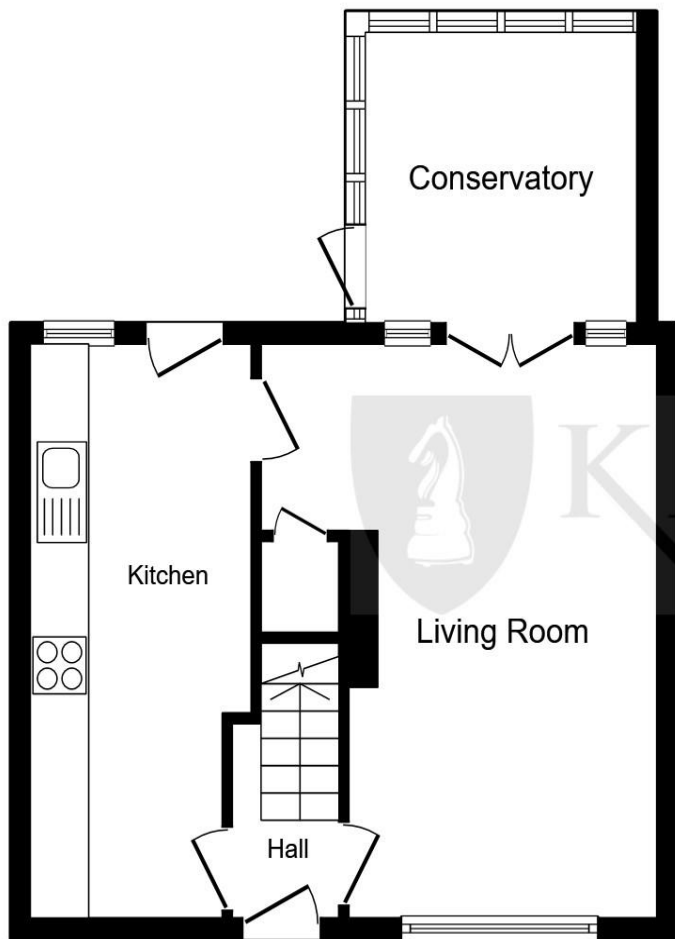
48 St. Marys Avenue
Wittering PE8 6EA



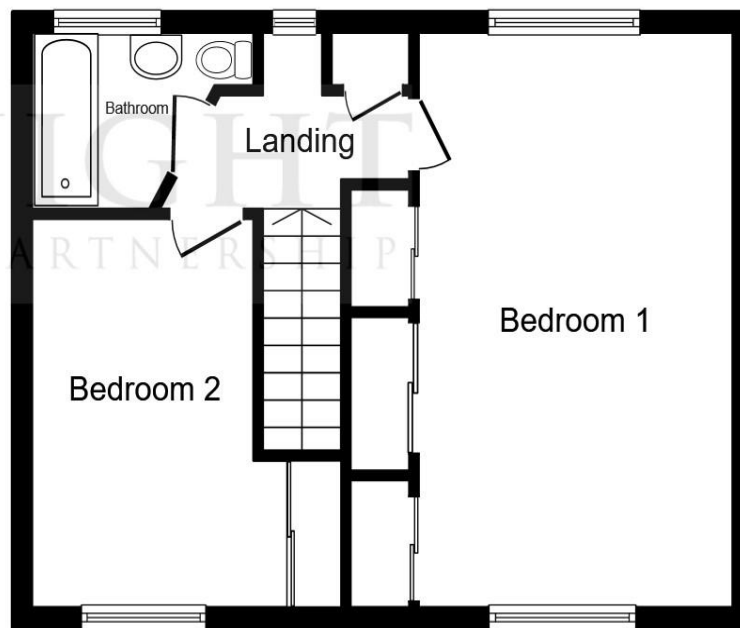
Welcome to
48 St. Marys Avenue

Situated in a sought after village offering many amenities including a well thought of primary school, shops and a popular social club, is this well-presented two bedroom home.





Ground Floor



First Floor

Porch

Entrance Hall

Lounge Dining Room

13' 7" max x 17' 6" max (4.14m max x 5.33m max)

Kitchen

17' 7" x 7' 4" (5.36m x 2.24m)

Bedroom One

17' 9" x 8' 7" (5.41m x 2.62m)

Bedroom Two

7' 4" x 11' 11" (2.24m x 3.63m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

48 St. Marys Avenue

- Well-Presented Home
- Spacious Accommodation
- Conservatory
- Modern Kitchen with Built-in Appliances
- Low Maintenance Garden
- Two Allocated Parking Space
- No Chain

Tenure: Freehold EPC Rating: C

Offers over

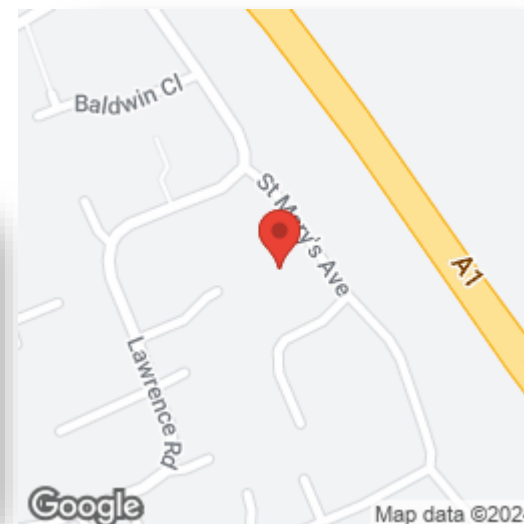
£180,000

Offering spacious accommodation briefly comprising: Porch, entrance hall, lounge dining room with French doors to the conservatory and an under-stairs cupboard. The kitchen is fitted with a range of modern units with integrated appliances including a wine cooler, fridge & freezer, washing machine, oven & hob and a microwave, and has a door to the rear garden.

Upstairs there are two good sized bedrooms, both with built-in cupboards, and the bathroom with a shower over the bath.

Outside the garden to the rear is paved offering low maintenance and there is an allocated parking space to the front and a further space just across the road.

Viewing recommended.



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



KNIGHT
PARTNERSHIP

Property Ref:

SMD104035 - 0002