



8 Shaw Close  
PE7 ONP  
£250,000

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## 8 Shaw Close

PE7 ONP

Being sold with no onward chain this detached house has many attractive features ideal for a first time buyer or small family. With gas radiator heating and PVCu double glazing the property enjoys a convenient location not far from many local amenities and the A1 trunk road.

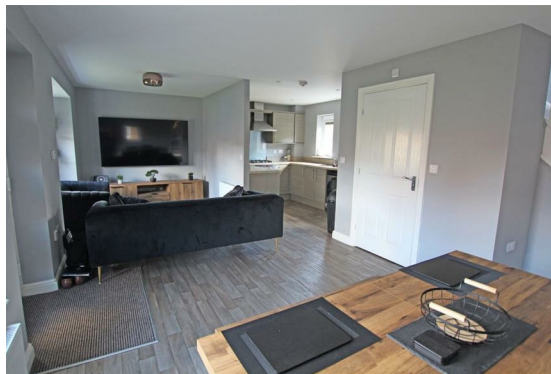
The property is open plan downstairs with a Lounge Area, fitted Kitchen area and Dining Area with the stairs to the first floor. There is a ground floor Cloakroom.

The first floor Landing leads to a Balcony/Sun Terrace, two double Bedrooms and a Bathroom.

Outside is off road parking and a good size enclosed rear Garden.

Viewing is highly recommended.

Tenure Freehold  
Council Tax B





**Open Plan Ground Floor**  
23'9" x 16'2" (7.26m x 4.95m )  
Incorporating a fitted Kitchen Area,  
Lounge Area and Dining Area with  
stairs to the first floor.

Cloakroom W.C.

First Floor Landing  
doors to Balcony /Sun Terrace

**Bedroom 1**  
11'10" x 9'4" (3.62m x 2.85m )  
Juliet Balcony to the front aspect.

**Bedroom 2**  
11'4" x 9'4" (3.47m x 2.85m)  
Juliet balcony to front aspect

**Bathroom**  
Balcony Sun /Terrace  
17'10" x 10'4" (5.44m x 3.17m)  
Electric power points



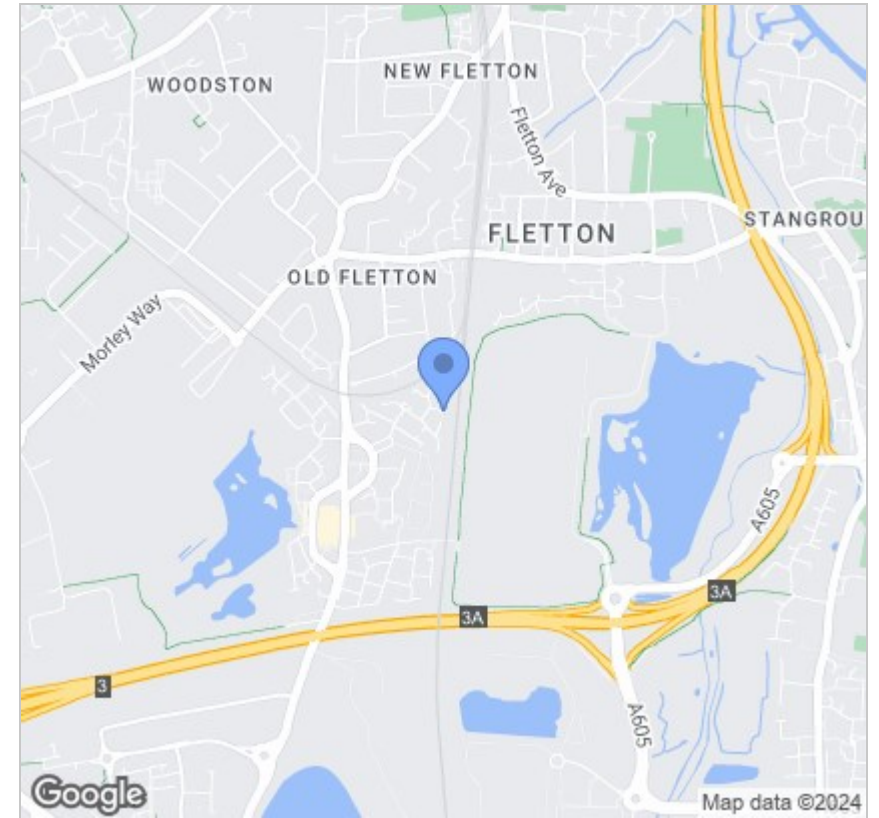
**Outside**  
To the front of the property is an open  
plan garden, to the side is a driveway  
leading to a gated car port which in  
turn leads to the enclosed rear  
garden. The garden is a good size and  
has outdoor electric points and tap.



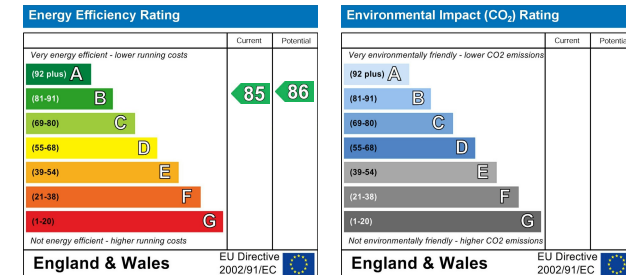
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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