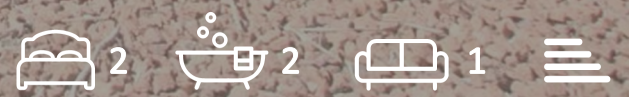




9 Standish Court

PE2 9RR

£230,000





## 9 Standish Court

PE2 9RR

Being sold with NO onward chain this modern house is in a sought after location, not far from many local amenities. train station, and the city centre .

The accommodation comprises; Entrance Lobby, Downstairs cloakroom with access into the Lounge with private window to the front leading on to the Kitchen /Diner .fitted with Wall to base units, space for washing machine and Fridge, Electric oven and gas ring oven and french doors leading to a well maintained enclosed garden.

The First Floor Landing leads to two double bedroom with a built in wardrobe in bedroom one and Bathroom with separate shower unit .

There is an enclosed Garden and allocated parking to the rear is easy maintain with a patio area.

To the front is a private foot path

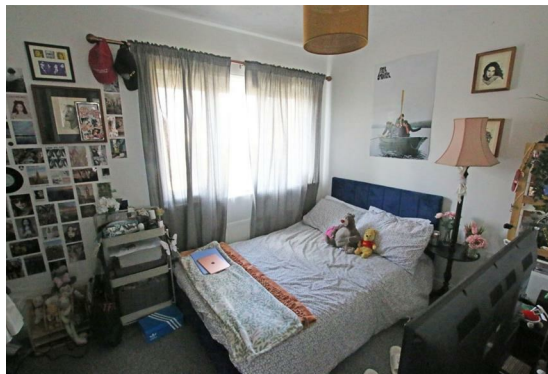
The property has gas radiator heating and PVCu double glazing.

Viewing is Highly recommended

Tenure Freehold

Council Tax C

EPC PENDING







Entrance

Downstairs Cloakroom

Lounge

13'6" x 12'7" (4.117 x 3.853)

Kitchen /Diner

9'2" x 12'7" (2.813 x 3.837)

Landing

Bedroom One

12'7"x 7'8" ( 3.839x 2.343)

Bedroom Two

12'7" x 9'4" (3.856 x 2.862)

Bathroom

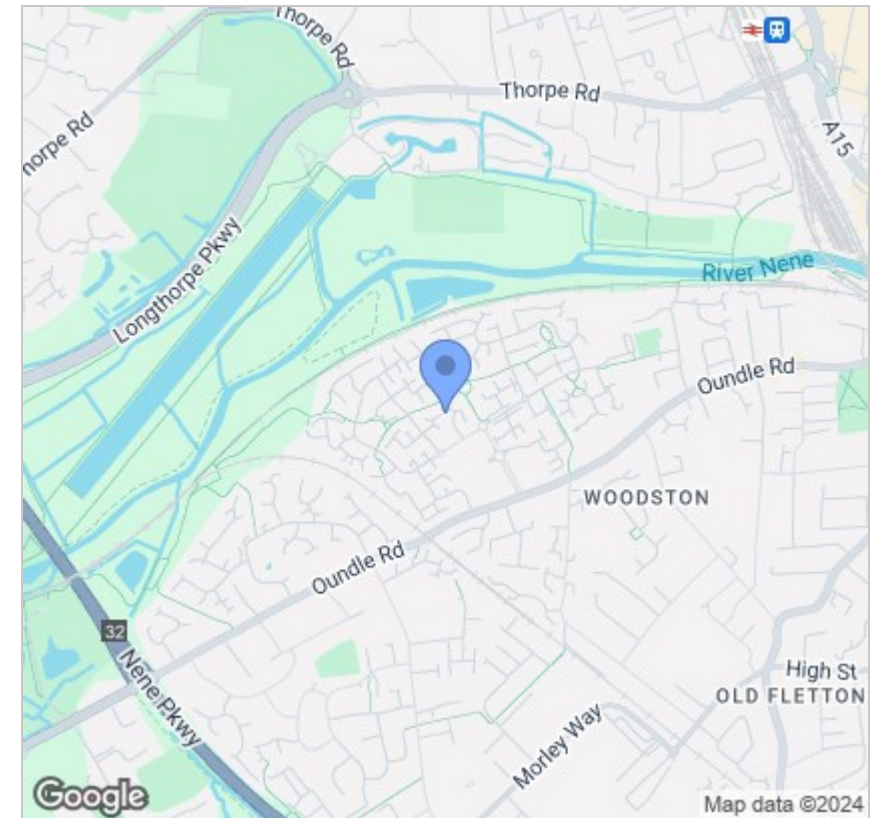




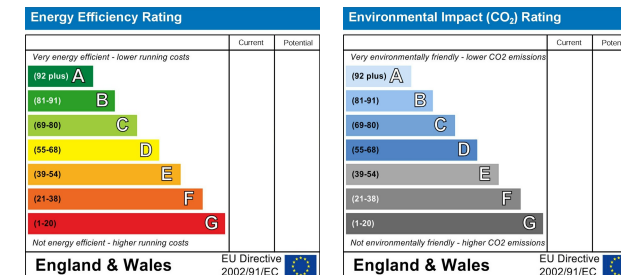
## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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