



8, Alexandra Road  
Weeley, CO16 9HS

Price £185,000 Freehold



PAVEYS  
ESTATE AGENTS

**PROJECT ALERT!** New to the market is this PART REFURBISHED SEMI-DETACHED BUNGALOW positioned in the heart of the Village of Weeley and to be sold with NO ONWARD CHAIN. Key features include a lounge, kitchen, two double bedrooms, bathroom, private rear garden and off road parking. The property has the benefit of new double glazing and the roof has been replaced within the last 5 years. Alexandra Road is positioned within close proximity to Weeley Railway Station, Weeley Primary School, the village shop and within easy access to the A133. We have keys! Call Paveys to arrange your appointment to view.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

### LOUNGE 15'11 x 9'9 (4.85m x 2.97m)

Double glazed entrance door and full height window to front aspect, tiled flooring, coved ceiling, radiator.

### KITCHEN 9'9 x 9'8 (2.97m x 2.95m)

Over and under counter units, worktops, stainless steel sink and drainer with mixer tap. Built in oven and electric hob, extractor, space for under counter white goods, built in cupboard. Double glazed door to rear garden, double glazed windows to rear and side aspects, coved ceiling, part tiled walls.

### MASTER BEDROOM 13'1 x 9'8 (3.99m x 2.95m)

Double glazed door and full height picture window to rear garden, tiled flooring, coved ceiling, radiator.

### BEDROOM TWO 11'7 x 9'9 (3.53m x 2.97m)

Double glazed window to front, tiled flooring, coved ceiling, radiator.

### BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and bath. Double glazed window to side, tiled flooring, part tiled walls.

### INNER HALL

Tiled flooring, coved ceiling, built in cupboard.

### OUTSIDE FRONT

Hardstanding area for off road parking, the remainder is laid to lawn.

### OUTSIDE REAR

Private rear garden with retaining panel fencing.

### AGENTS NOTE

The Vendor has advised that there is presently no boiler or gas meter at the property but the gas is connected.

### IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed.

The property is connected to electric, gas, mains water and sewerage.

### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.