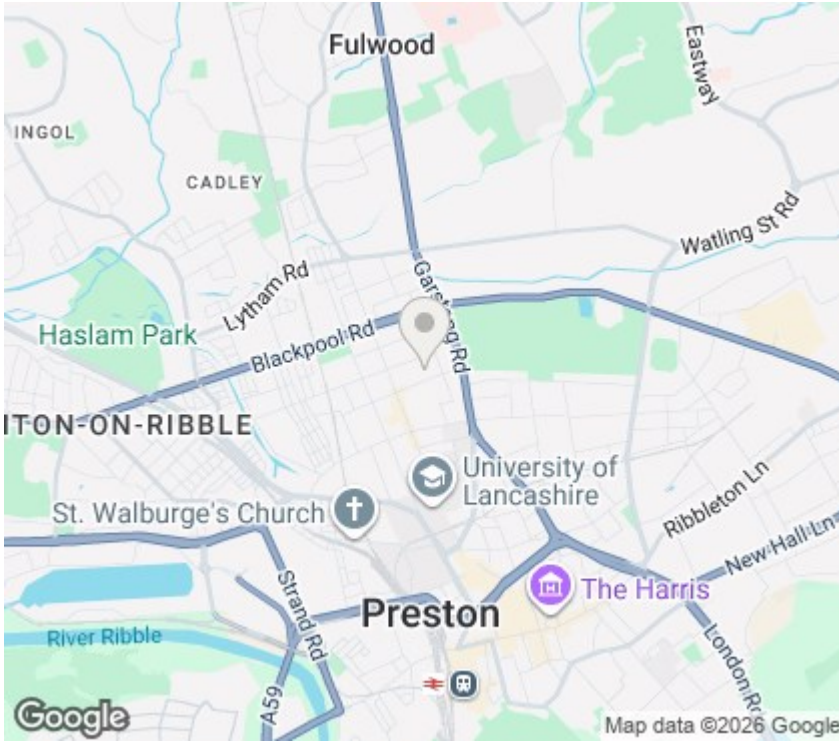




65 Cambridge Street, Preston, PR1 7XA

Asking Price £145,000

- On-Street Parking
- Recently Fitted Modern Bathroom
- Modern Decor Throughout
- Modern Fitted Kitchen With Integrated Appliances
- Yard At The Rear
- Ideal First-Time Buy



## Viewings

Viewings by arrangement only.  
Call 01772 888 887 to make an appointment.

Council Tax Band:

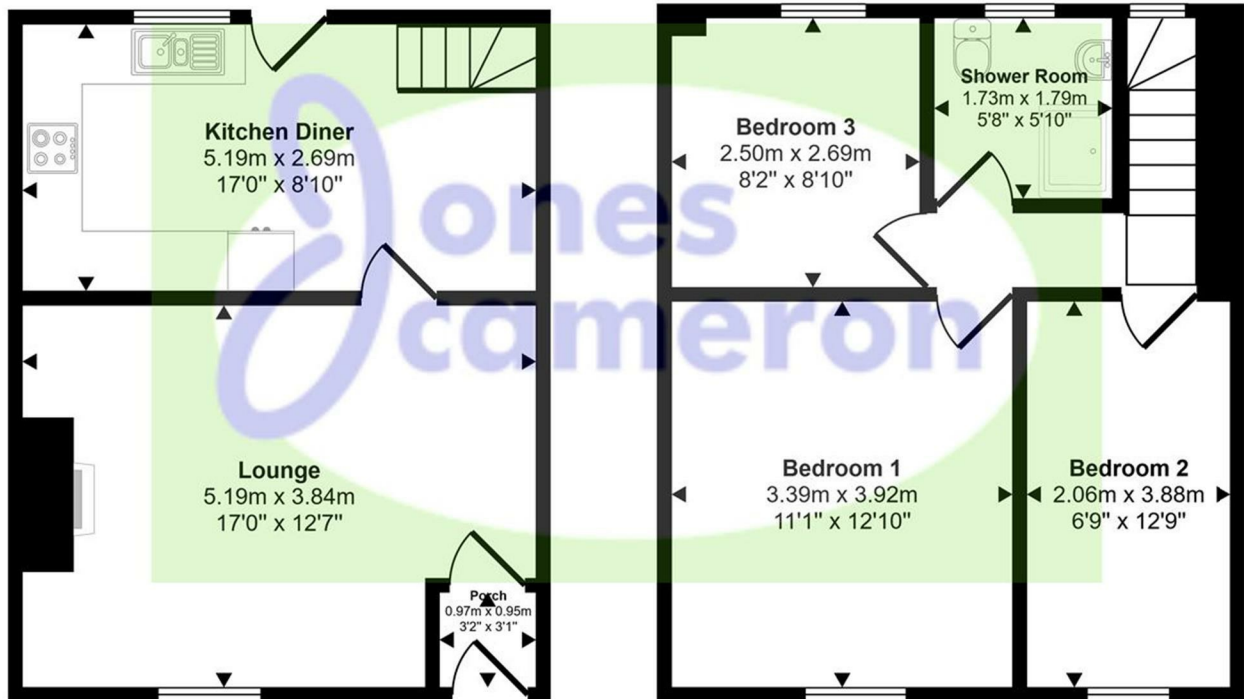
A

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area  
72 sq m / 779 sq ft



Ground Floor

Approx 35 sq m / 373 sq ft

First Floor

Approx 38 sq m / 406 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.