

70 Lawrence Road, Wittering, PE8 6EW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(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	

This immaculately newly refurbished three bedroom terrace family home comes with a large lounge/diner, leading through to the newly fitted kitchen with utility area. The main bedroom has fitted wardrobes, whilst the family bathroom offers a modern three piece suite.

The accommodation comprises: - Entrance hall, sitting room, kitchen, utility room, cloakroom, landing, Main bedroom with built in wardrobes, two further bedrooms and a family bathroom.

Outside there is a large rear garden with patio and lawned area.

**£1,100 PCM**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Three bedroom property
- Newly re-decorated throughout
- Council Tax - A, EPC - C

- Large rear garden
- New fitted kitchen
- Holding deposit: £253 Deposit: £1269



**ACCOMMODATION:**

Entrance Hallway

Living/Dining Room  
4.20 x 5.44 (13'9" x 17'10" )

Kitchen  
3.48 x 5.44 (11'5" x 17'10")

First Floor Landing

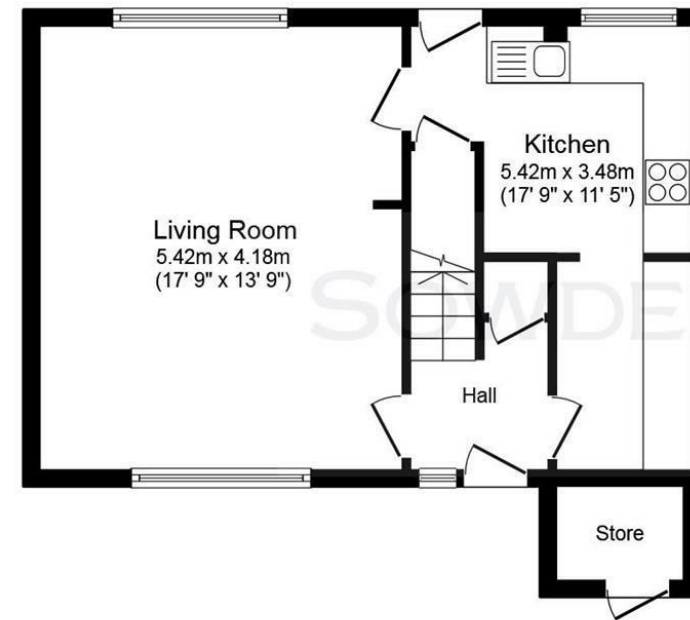
Bedroom One  
4.25 x 3.26 (13'11" x 10'8")

Bedroom Two  
2.57 x 3.66 (8'5" x 12'0")

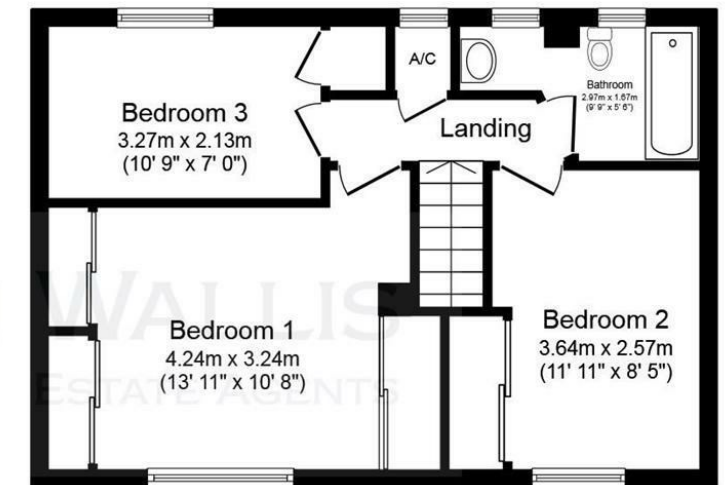
Bedroom Three  
3.28 x 2.14 (10'9" x 7'0")

Bathroom

**FLOOR PLAN:**



Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)