



**LOVETT**  
Sales & Lettings

£200,000



## 63 Robertson Way, Sapley, Huntingdon, PE28 2GG

- TWO BEDROOM COACH HOUSE
- ENSUITE SHOWER ROOM
- REDECORATED AND RECARPETED
- ENCLOSED GARDEN TO REAR
- GARAGE AND PARKING SPACE
- CLOSE TO SHOPS, RESTAURANTS & CINEMA

## Full Description

A recently redecorated and re-carpeted two bedroom Coach House with garage within close walking distance to Tower Field with its cinema, restaurants and out of town retail outlets. The well presented accommodation comprises; entrance hall, landing, living room, kitchen, two bedrooms, ensuite to main bedroom plus a bathroom. The property benefits from gas radiator heating and UPVC windows. Externally there is a private enclosed garden directly behind the property accessed through the garage and a side gate. There is a parking space in front of the garage. Viewing highly recommended. No forward chain.



### ENTRANCE HALL

Composite entrance door leading to entrance hall. Stairs to first floor. Door to garage.

### LANDING

UPVC window to rear. Radiator. Heating controls. Loft access. Smoke alarm. Doors to living room, bedrooms and bathroom.

### LIVING ROOM

17' 2" x 10' 7" (5.23m x 3.23m)

Two UPVC windows to front. Two radiators. TV and telephone point. Storage cupboard. Archway through to kitchen.



### KITCHEN

13' 6" x 5' 7" (4.11m x 1.7m)

Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring gas hob with extractor over. Plumbing for washing machine. Wall mounted gas boiler. UPVC windows to rear and side.



### BEDROOM ONE

12' 5" x 9' 3" (3.78m x 2.82m)

UPVC window to front. Radiator. Door to ensuite.

### ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Radiator. Extractor fan. UPVC window to rear.





## REAR GARDEN

Private enclosed rear garden mainly laid to lawn with flower and shrub borders. Outside water supply. Gated access to side.

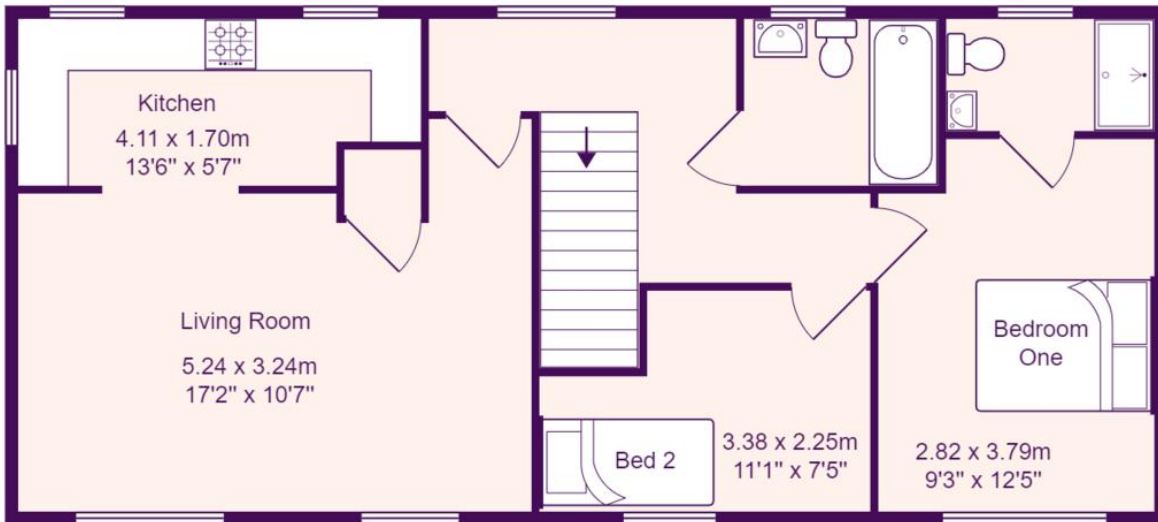
## GARAGE

Single garage with up and over door. Power and light. Door to rear garden. Storage cupboard under the stairs.

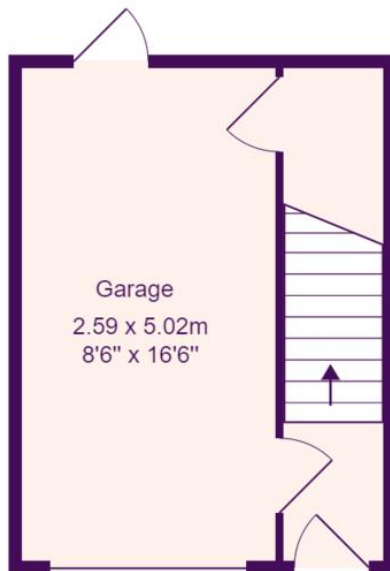
## PARKING

Parking space in front of garage.





**First Floor**



**Ground Floor**



Total Area: 76.7 m<sup>2</sup> ... 826 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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