



H2S3303

Town house in Els Poblets

## 169,900€

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Town house in a beautiful location with all the amenities on your doorstep. Nice and easy walk or short drive to STUNNING BEACHES (1.5 km). 4 bedrooms, 2 bathrooms. Roof terrace. In need of some updating/decorating. Plenty of living accommodation. 10 minutes' drive to Denia.

The approach to the property is via a picturesque street in the heart of town.

Double opening Valencian doors leading to the reception hall with ceiling and wall lights, door to a bedroom to the right and a gorgeous archway leading to the lounge dining room.

Bedroom 1 is a single room with a window to the front elevation.

Lounge dining room with ceiling lighting and double opening doors to the kitchen.

The kitchen diner is spacious and light. There is a fireplace and the kitchen is fitted with a range of base and wall units, hob, oven, double sink, fridge freezer, air conditioning unit, window and door to the utility room with space and plumbing for a washing machine and sink with mixer tap over.

Shower room with w.c, bidet, wash basin, shower and storage cupboard.

Utility room with sink, space and plumbing for a washing machine and boiler for the hot water.

The rear of the property has a separate entrance from a different street. There is another kitchen in need of further fittings. At the moment it has a sink, fridge freezer and door to the rear street.

1st floor.

Bedroom 2 is a large double with a free standing wardrobe and doors to a Juliet balcony, ceiling light and air conditioning unit.

Bedroom 3 is double and has twin beds. There is an air conditioning unit shared with bedroom 4. Door leading to a small terrace.

Shower room with w.c, wash basin, walk in shower and window.

At the rear there is a room used for storage and with a window, door to a small terrace and a staircase to the roof terrace.

Sunny roof terrace with plenty of space for summer dining and sunbathing.

This town house needs some updating, decorating and painting but it's a great property in a great location.

Els Poblets is a wonderful town to live, with all kind of amenities, close to the beach, few minutes to the surrounding towns, 10 minutes to Denia and 1 hour from Valencia and Alicante airports.

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