



H2S3404

Town house in Pego

55,000€

3 BEDROOMS, 2 BATHROOMS

PART RENOVATED. NO MAJOR WORK REQUIRED

PERFECT AS A FAMILY / HOLIDAY HOME

ROOF TERRACE

LOVELY TOWN LOCATION NEAR SHOPS, BARS AND SUPERMARKETS

BUILD SIZE 192 m²

MUNICIPAL POOL AND SPORTS CENTRE

15 MINUTES' DRIVE TO MAGNIFICENT BEACHES

ANNUAL COSTS. IBI 400€ BASURA 127€

1 HOUR APPROX TO VALENCIA/ALICANTE AIRPORTS

Hello2Spain.com

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.

Great family house situated in walking distance to all amenities in town. 3 bedrooms, 2 bathrooms, open plan lounge dining room, renovated kitchen, utility room and roof terrace. Municipal swimming pool, sports centre, tennis club, bus service to Denia and Oliva. Plenty of local shops, bars and restaurants. Medical centre and schools.

The approach to the property is via a typical Spanish street. The main door leads to a sitting room with plenty of light from coming from the front elevation. Ideal for seating and reading.

Open plan lounge dining room with ceiling lights and space for sofa, table and chairs. Fitted cupboard with space for storage.

Double opening doors leading to the renovated kitchen breakfast room which is fitted with a range of base and wall units, sink with mixer tap over, oven, gas hob, extractor and space for a fridge freezer and table. tiled floor and walls, ceiling lighting and skylight.

Pantry with lighting, shelving and usefu space for storage.

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

Above the utility room there is another room that could be used as storage/hobby room or even a bedroom but it needs finishings.

Cloakroom with w.c, bidet and wash basin.

1st floor.

Spacious landing that could be used as an office. Currently with a free standing wardrobe.

Bedroom 1 is a good size double with access to a terrace and en suite shower room.

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

Terrace with space for a couple of chairs.

Bedroom 2 is an ample double bedroom with window to the front elevation and ceiling lighting.

2nd floor

Spacious landing that could be used perhaps as a library, hobby room, etc.

Bedroom 3 is a large double bedroom with ceiling lighting and window to the front elevation.

Roof terrace with space for table, chairs or sun loungers. There are views of the town and surrounding mountains.

The property is in walking distance to local shops, supermarkets, bars and restaurants. Ideal as a holiday or permanent home. Easy to lock up and leave, low maintenance. This house has been partly renovated and it needs some TLC. The location is ideal for families, the town has plenty of amenities and services. Municipal swimming pool, tennis club and sports centre. 15 minute drive to magnificent beaches. There is a bus service to the town of Denia and Oliva.