









H2S3420

## Town house in Pego

69,000€

3 DOUBLE BEDROOMS

156 SQM BUILD

CONVENIENTLY LOCATED NEAR AMENITIES

SHORT WALK TO BARS, RESTAURANTS AND SHOPS

**COURTYARD AND TERRACE** 

OPEN FIREPLACE IN THE LIVING ROOM

MAIN BEDROOM ON THE GROUND FLOOR

IN NEED OF SOME UPDATING AND TLC

IDEAL AS A HOLIDAY OR PERMANENT HOME

IBI ANNUAL 400€ BASURA ANNUAL 127€

## 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, 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.



3 bedroom town house in the town centre of Pego. In walking distance to bars, restaurants and shops. Main accommodation on one level. Living room with fireplace, courtyard, bathroom, store room and double bedroom on the ground floor. 2 more double bedrooms on the 1st floor, another sitting room and spacious landing. Terrace with space for table and chairs.

The approach to the property is via a typical Spanish street in the town centre. The main door opens in to a reception hall with lighting, door to bedroom 1 and archway to the living room.

Bedroom 1 is a spacious double with a built in wardrobe with cupboard over, coving to ceiling, lighting and window to the front elevation.

Living room with an open fireplace with brickwork and adjacent space for the wood. Tiled floor, coving to ceiling, spotlights and archway to the kitchen dining room.

The kitchen has a sink, base units, free standing cooker, pantry and lighting.

Family shower room with w.c, bidet, wash basin with mirror over and cupboard beneath, walk in shower cubicle and window.

Courtyard with tiled floor and space for a table and chairs.

At the rear of the property there is a utility room with space and plumbing for a washing machine, utility sink and scrub board. This room has further space for storage, ideal to have a summer kitchen or workshop.

Staircase from the living room to the 1st floor.

Ample landing used as another sitting room with lighting, barrelled ceiling and window to the rear.

A couple of steps leading to another room that could be used as an office or further accommodation if needed. This room has ceiling lighting, coving and doors to bedroom 2 & 3.

Bedroom 2 is double with ceiling lighting, coving and window to the front elevation.

Bedroom 3 is double with pretty Spanish tiles, coving, ceiling lighting and window to the front elevation.

Sunny roof terrace with space for table and chairs, also suitable for sunbathing. At the moment the terrace has no balustrade or wall on the edges but it could easily be put in.

Overall this property has a lot of potential to become a lovely family home, it just needs tlc. Close to local amenities such as bars, bakers, butchers, shops, etc. Pego has a municipal swimming pool, sports centre, medical centre, schools, tennis club, supermarkets, etc. The town is lived in all year round and it has a friendly community.