



H2S3422

Town house in El Verger

80,000€

3 BEDROOM TOWN HOUSE

BEAUTIFUL LOCATION IN TOWN

NEAR BARS, SHOPS, SUPERMARKETS, ETC

IN NEED OF SOME UPDATING AND TLC

CHEAP TO RUN. EASY TO LOCK UP AND LEAVE

MUNICIPAL SWIMMING POOL & SPORTS CENTRE

WALK OR CYCLE TO FABULOUS BEACHES (2KM)

10-15 MINUTE DRIVE TO DENIA CENTRE, PORT AND MARINA

BUS SERVICE TO DENIA AND SURROUNDING TOWNS

IBI ANNUAL 150€ BASURA ANNUAL 60€

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.

3 bedroom town house in the pretty town of El Verger. This property is situated in the town centre close to local shops, bars, restaurants, banks, etc. In need of some updating. Ideal as a lock up and leave, easy and cheap to maintain.

The approach to the property is via a beautiful street with parking. The main door opens into a reception hall with lighting, coving, door to bedroom 3 and archway to the living room.

Bedroom 3 is a single bedroom with a double glazed window to the front elevation with shutter, coving to ceiling and lighting. This room was normally used as a TV room, there is a possibility to convert this room in a dining room if wanted.

The living room has coving to ceiling, lighting and space for a sofa and table. From this room there is a staircase to the 1st floor, door to the kitchen and door to the patio/hallway.

The kitchen has a range of base and wall units, double sink with mixer tap over, gas hob, extractor, oven, space for fridge freezer and plumbing for a washing machine. The kitchen also has a window, lighting and space for a breakfast table.

Patio/hallway leads us from the living room to the rear of the house. It has a skylight what makes the kitchen and living room fairly light.

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

Staircase at the rear of the property rising to the terraces.

Back to the living room, staircase leading to the 1st floor.

Bedroom 2 is double with window & shutter, coving to ceiling and lighting.

Spacious landing with window and built in cupboard, lighting and coving. This room is ideal to have a sofa bed for extra accommodation if needed. It would also be ideal as an office or another sitting room.

Bedroom 1 is a good size double with window to the front elevation, free standing wardrobe, lighting and coving.

#### Outside

The first terrace has space for table and chairs outside, needs some painting but it could be gorgeous. Utility area with sink and scrub board.

Upper terrace with space for sun loungers or table and chairs, on this terrace you get sun most of the day and also winter sun.

Overall this is a great house for someone looking for a lock up and leave as it's easy and cheap to run but it would also suit someone looking for a permanent home close to all amenities and not far from the beach. You can walk or cycle down to the beach. El Verger has a municipal swimming pool, sports centre, plenty of bars and restaurants, banks, supermarkets, schools, etc. 10-15 minute drive to Denia town centre, port and marina. 1 hour approximately to Valencia and Alicante airports.