



11 Mardale Gardens, Gunthorpe PE4 7GD

£220,000



*** WELL PRESENTED BUNGALOW *** " Renovated throughout in the last few years, this 2 bedroom bungalow is located in a cul de sac location in Gunthorpe. Featuring a single garage, entrance hall, living/diner, kitchen, 2 bedrooms, bathroom and a wrap around low maintenance garden. Viewings are highly recommended to appreciate the location and condition of this home. EPC Energy Rating- D. Council Tax Band- B."

ENTRANCE

Door to side, radiator, cupboard with boiler in. Access to loft.

BEDROOM 1

9' 7" x 11' 6" (2.92m x 3.51m) (approx)
 Window to sides and radiator.

BEDROOM 2

6' 7" x 8' 6" (2.01m x 2.59m) (approx)
 Window to side and radiator.

LOUNGE / DINER

11' 6" x 14' 9" (3.51m x 4.50m) (approx)
 French doors to rear, window to front and radiator.

KITCHEN

11' 6" x (3.51m) 6' 5" (min) 7' 4" (max)
 (1.96m x 2.24m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, integrated oven and hob, space for freestanding Fridge / Freezer and space for washing machine. Door to side, Window to rear and radiator.

BATHROOM

5' 4" x 6' 8" (1.63m x 2.03m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and heated towel rail. Window to side.

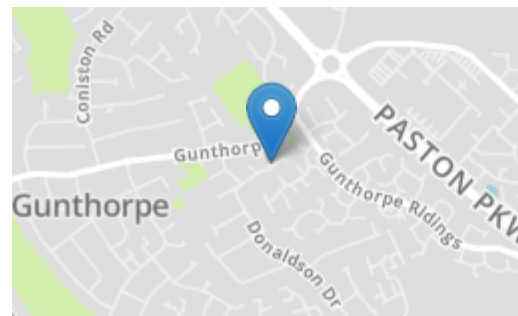
GARAGE

OUTSIDE

Low maintenance rear garden.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

