



84 Gunthorpe Road, Gunthorpe PE4 7TR

£425,000



*** PLANNING PERMISSION GRANTED FOR A 2 BEDROOM DETACHED BUNGALOW IN GARDEN PLOT *** " Are you an developer or two families joining together? Well we have the property for you! This property has planning permission granted for a bungalow in the garden with access already available - PLANNING REF 25/00398/FUL. The main house is also sold as a package together, making it the perfect project to put your own stamp on. The home itself features a great amount of space and potential, featuring 3 generous rooms, dining room kitchen, living room, lean to which currently has a sauna and shower room in, garage and MORE! Council Tax Band - D / EPC Energy Rating - C."

ENTRANCE

6' 8" x 12' 9" (2.03m x 3.89m) (approx) Door to side, window to front, radiator and stairs to first floor.

KITCHEN / BREAKFAST

15' 0" (not including pantry) x 8' 1" (4.57m x 2.46m) (approx) Window to rear. Fitted with a range of base and eye level units with work surfaces over, 4 ring gas hob, double oven, sink with mixer tap, radiator and pantry cupboard with window to front.

DINING ROOM

10' 8" x 11' 0" (max) (3.25m x 3.35m) (approx) French doors to rear.

LIVING ROOM

13' 1" x 22' 5" (3.99m x 6.83m) (approx) Sliding doors to rear, radiator and windows to front and side.

LEAN TO

8' 7" x 19' 5" (2.62m x 5.92m) (approx) Space for washer and dryer, door to front, window to rear, door to rear, space for sauna, shower and bin store.

W/C

Window to front and toilet.

GARAGE

18' 7" x 8' 9" (5.66m x 2.67m) (APPROX) Up and over garage door to front and window to rear.

FIRST FLOOR

Window to side, window to front and cupboard with boiler in.

BEDROOM ONE

23' 3" x 10' 1" (MIN) 12'7" (MAX) (7.09m x 3.07m) APPROX. Window to front, window to rear and radiator.

BEDROOM TWO

10' 9" x 12' 4" (to wardrobe) 14'2" (into wardrobe) (3.28m x 3.76m) APPROX. Window to rear, radiator and built in wardrobe.

BEDROOM THREE

10' 8" x 7' 9" (3.25m x 2.36m) APPROX. Window to rear, radiator and loft access.

BATHROOM

8' 9" x 6' 8" (2.67m x 2.03m) APPROX. Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to side and cupboard with hot water tank

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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	76
EU Directive 2002/91/EC		