



**39 Wasdale Gardens, Gunthorpe, Cambridgeshire PE4 7ZT**

**£185,000**



**\*\*\* NEW KITCHEN AND CARPETS INSTALLED! \*\*\*** " Located in a cul de sac location, this 2 bedroom home is the perfect 1st time buy or investment opportunity. Featuring a porch, living room, kitchen/diner with a brand new kitchen installed, conservatory, 2 bedrooms, bathroom and rear garden. The property also benefits from new carpets installed! Council Tax Band - A / EPC Energy Rating - C"



## ENTRANCE

Door to front and cupboard.

## LIVING ROOM

13' 4" (max) (4.06m) 10' 6" (min) x 14' 5" (3.20m x 4.39m) (approx) Two radiators, stairs to first floor and UVPC window to front.

## KITCHEN / DINER

13' 4" x 8' 1" (4.06m x 2.46m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated gas hob and oven, space for freestanding fridge / freezer and space for washing machine. Door to rear, window to rear, wall mounted boiler and cupboard.

## CONSERVATORY

11' 8" (max) x 10' 1" (3.56m x 3.07m) (approx) French doors to rear and windows to rear and sides.

## FIRST FLOOR

Airing cupboard and loft access.

## BEDROOM ONE

4' 7" (min) (1.40m) 11' 0" (max) x 13' 4" (max) (3.35m x 4.06m) 10' 2" (min) (3.10m) (approx) Radiator and two windows to front.

## BEDROOM TWO

4' 6" (min) (1.37m) 7' 2" (max) x 12' 0" (max) (2.18m x 3.66m) 9' 6" (min) (2.90m) (approx) Radiator and window to rear

## BATHROOM

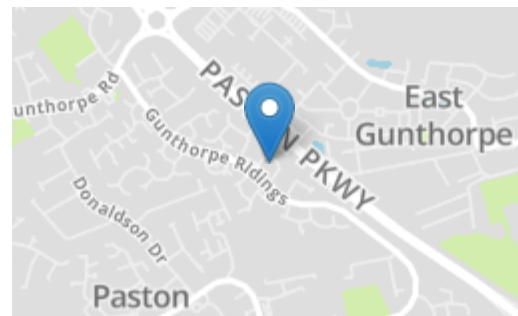
6' 5" x 5' 8" (1.96m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear.

## PARKING

Driveway which can be located to the right hand side of the property.

## 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
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

