



Rosedale
PROPERTY AGENTS

'Making your move easier'



24 Bowness Way, Gunthorpe PE4 7NG

£175,000



***** IDEAL 1ST TIME BUY OR INVESTMENT OPPORTUNITY ***** " Located in a desirable cul de sac in Gunthorpe, this 2 bedroom mid terrace home is a fantastic opportunity for a first time buyer or investor to put their own stamp on. Featuring an entrance space, living room, kitchen/diner with understairs storage, 2 bedrooms, bathroom, garden and 2 parking spaces. Council Tax Band - A / EPC Energy Rating - D

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ENTRANCE

Door to front and cupboard.

LIVING ROOM

13' 3" (including stairs) x 10' 5" (to stairs) (4.04m x 3.17m) 14' 5" x (4.39m) (approx) Window to front, radiator and stairs to first floor.

KITCHEN

8' 2" x 13' 3" (2.49m x 4.04m) (approx) Fitted with a range of unit base units, stainless steel sink with mixer tap, integrated oven and hob, wall mounted boiler, plumbing for a washing machine, space for an undercounter fridge, cupboard and radiator. Window to rear and door to rear.

FIRST FLOOR LANDING

Loft access and airing cupboard.

BEDROOM 1

11' 0" (max) x 13' 4" (max) (3.35m x 4.06m) (approx) Two windows to front and radiator.

BEDROOM 2

11' 8" (3.56m) x 4' 6" (min) (1.37m) 7' 3" (max) (2.21m) (approx) Window to rear and radiator.

BATHROOM

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

OUTSIDE

We have been advised that the property has two allocated parking spaces.

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.

