



16 Malvern Road, Gunthorpe PE4 7TU

£215,000



*** NO ONWARD CHAIN *** " Located in Gunthorpe, this semi detached home is sold with no onward chain. Featuring an entrance hall, living room, kitchen, store, WC, 3 bedrooms and bathroom. There is a dropped curb already at the front of the property if you wish to turn the lawn into a driveway! EPC Energy Rating - C/ Council Tax Band - A".

ENTRANCE

Door to front, window to front and stairs to first floor.

LIVING ROOM

11' 5" x 19' 0" (3.48m x 5.79m) (approx) French doors to rear and radiator.

KITCHEN

7' 9"(max) x 12' 3" (2.36m x 3.73m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a cooker and arch into:-

STORE

4' 7" x 9' 4" (1.40m x 2.84m) (approx) Window to rear and space for a fridge and freezer.

INNER HALL

2' 7" x 4' 4" (0.79m x 1.32m) (approx) Door to side.

WC

2' 7" x 4' 6" (0.79m x 1.37m) (approx) Fitted with a low level W/C and window to side.

COAL SHED/ STORE

FIRST FLOOR

Window to front, loft access and cupboard with boiler enclosed.

BEDROOM 1

12' 3"(min)(3.73m) 14' 9"(max) x 8' 8" (4.50m x 2.64m) (approx) Window to rear and radiator.

BEDROOM 2

9' 4"(min) (2.84m) 12' 0"(max) x 10' 8" (3.66m x 3.25m) (approx) (L - Shape) Window to rear and radiator.

BEDROOM 3

6' 8" x 7' 6" (2.03m x 2.29m) (approx) Window to front and radiator.

BATHROOM

5' 2" x 7' 5" (1.57m x 2.26m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to side.

OUTSIDE

The front of the property is mainly laid to lawn with borders. The rear of the property has fencing laid to lawn, paved patio area and mature shrubs.

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		
EU Directive 2002/91/EC		

