



**2 Gascoigne, Werrington PE4 5EH**

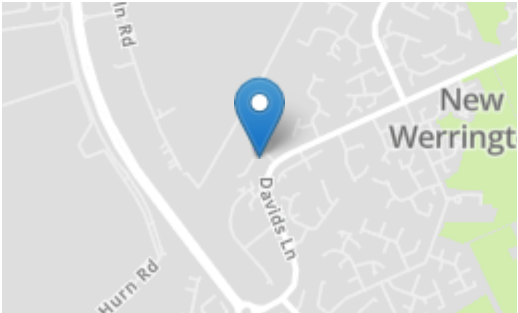
**£300,000**



\*\*\* NO ONWARD CHAIN! \*\*\* " Located in a popular cul de sac in Werrington, this 3 bedroom detached property is the perfect family home. Featuring a garage, porch, entrance hall, living room, dining room, kitchen, 3 bedrooms with an en-suite to bedroom one and a family bathroom. Viewings highly recommended to appreciate this homes potential and living space. Council Tax Band - D / EPC Energy Rating - C"



- ENTRANCE**  
 5' 2" x 3' 7" (1.57m x 1.09m) (approx) Door to front, window to side and radiator.
- HALLWAY**  
 Radiator and stairs to first floor.
- KITCHEN**  
 8' 1" (max) (2.46m) 5' 8" (min) x 17' 6" (1.73m x 5.33m) (approx) Fitted with a range of base and eye level unit with work surfaces over, sink with mixer tap, integrated 4 ring hob and oven, space for washing machine, space for undercounter fridge and space for tumble dryer. Door to rear, window to rear, window to side, wall mounted boiler, radiator and cupboard.
- DINING ROOM**  
 10' 8" x 8' 0" (3.25m x 2.44m) (approx) Window to front and window to side.
- LIVING ROOM**  
 10' 4" x 16' 4" (3.15m x 4.98m) (approx) Window to front, window to side, sliding door to rear and two radiators.
- W/C**  
 5' 3" (max) (1.60m) 2' 7" (min) x 4' 7" (0.79m x 1.40m) (approx) L-shape. Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front.
- FIRST FLOOR**  
 Window to rear, radiator and airing cupboard.
- BEDROOM ONE**  
 11' 3" (min) (3.43m) 14' 2" (max) x 10' 5" (4.32m x 3.17m) (approx) Window to rear, radiator and cupboard.
- EN-SUITE**  
 2' 0" (min) (0.61m) 5' 2" (max) x 6' 8" (1.57m x 2.03m) (approx) L-shape. Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to front and heated towel rail.
- BEDROOM TWO**  
 10' 5" x 9' 2" (3.17m x 2.79m) (approx) Window to front and radiator.
- BEDROOM THREE**  
 10' 9" (max) (3.28m) 8' 7" (min) x 7' 1" (2.62m x 2.16m) (approx) Window to rear and radiator.
- BATHROOM**  
 6' 7" x 5' 5" (2.01m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to front and radiator.
- GARAGE**
- OUTSIDE**  
 There is a parking space in front of the garage.
- 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

