



41 Draper Road, Gunthorpe PE4 7ER

£220,000



***** 2 DOUBLE BEDROOMS ***** " A well presented and modern semi detached home in the popular area of Gunthorpe. With a generous plot size, this home features an entrance hall, kitchen/breakfast, living room, WC, 2 double bedrooms, bathroom and parking. It is a fantastic first time buy or property to downsize to. Viewings are essential to appreciate its position and garden space EPC Energy Rating - B/Council Tax Band - B".

ENTRANCE

Door to front, radiator and stairs to first floor.

KITCHEN

12' 8"(min) (3.86m) 16' 6"(max) x 9' 9" (5.03m x 2.97m)(approx)
Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, gas hob with extractor fan over, plumbing for a washing machine, space for a fridge/ freezer, space for a dishwasher, cupboard and radiator.
UPVC double glazed window to front.

CLOAKROOM

5' 8" x 3' 4" (1.73m x 1.02m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. UPVC double glazed window to side.

LOUNGE

13' 4" x 10' 4" (4.06m x 3.15m) (approx) French doors to rear and radiator.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1

10' 0"(min) (3.05m) 13' 4"(max) x 10' 8" ((4.06m x 3.25m) (approx)
(L- Shape) UPVC double glazed window to front, overstairs cupboard and radiator.

BEDROOM 2

13' 3" x 8' 7" (4.04m x 2.62m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

7' 1" x 6' 5" (2.16m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to side.

OUTSIDE

The rear of the property has fencing, gate to the front, patio area and laid to lawn. There is parking for two cars.

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.

AGENT NOTES

Please note we have been advised by the original builder (Keepmoat) that the management company for the area is First Port. Whilst no service charges are paid currently on this particular property, we are aware and are advising you that there will be charges on this property in the future, to fall in line with the rest of the development. We have been in contact with Firstport and Keepmoat, and are not in receipt of how much these charges will be.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)		96
A		
(81-91)		83
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		

