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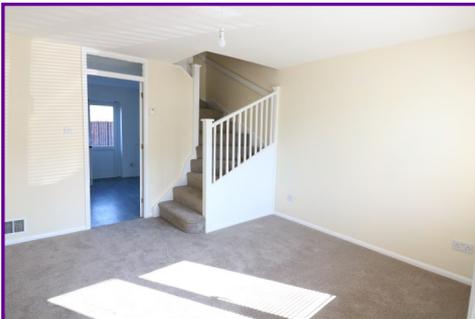
E. [sales@briggsresidential.co.uk](mailto:sales@briggsresidential.co.uk)

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17 Market Place . Market Deeping . PE6 8EA

**69 CAMPBELL DRIVE  
GUNTHORPE PE4 7ZL  
£170,000**

**FREEHOLD**



Situated within a small cul-de-sac and backing onto trees, this two bedroom mid-terraced home has recently been fully re-decorated and re-carpeted throughout and is a perfect first home. With a garage to the side in a nearby block, this property benefits from having gas-fired central heating and excellent local amenities. Call the Briggs Residential team today to book your viewing.

Visit our website: [www.briggsresidential.co.uk](http://www.briggsresidential.co.uk)

**OPENING HOURS**

Mon to Fri. 9.00am until 6.00pm    Sat. 9.00am until 4.00pm    Sun. Closed

Front entrance door opening to

### PORCHWAY

With door leading to

### LOUNGE 11'8 x 11'2 (3.56m x 3.40m)

With radiator, window to front elevation, stairs leading to first floor and door to

### KITCHEN/BREAKFAST ROOM 11'2 x 10'7 (3.40m x 3.23m)

With a range of wall and base units, built-in oven with hob and extractor above, plumbing for washing machine, fridge space, work surface, wall tiling, breakfast area, storage cupboard, radiator, window to rear elevation and door to rear garden.

### LANDING

### BEDROOM ONE 11'8 x 11'2 (3.56m x 3.40m)

With radiator and window to front elevation.

### BEDROOM TWO 7' x 6' (2.13m x 1.83m)

With radiator and window to rear elevation.

### BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, heated towel rail and window to rear elevation.

### OUTSIDE

The property has a garage in a nearby block.

The rear garden is fully enclosed by fencing and mainly laid to lawn with patio area.

EPC RATING: C

COUNCIL TAX BAND: A (PCC)

*Agent's Note: Briggs Residential make all parties aware that gas and electricity are on pre-payment meters, which can be easily switched over.*

