



37 Uldale Way, Gunthorpe PE4 7GE

£225,000



*** PERFECT 1ST TIME BUY *** " Located in a cul de sac location, this three bedroom semi detached home is an ideal 1st time buy. Featuring an entrance, living room, kitchen/diner, 3 bedrooms, bathroom, good size garden, and parking to the rear. Viewing is highly recommended to appreciate this turn key home. Council Tax Band - B // EPC Rating - C"

ENTRANCE

Door to front and cupboard.

LIVING ROOM

13' 6" x 15' 6" (4.11m x 4.72m) (approx) Window to front, radiator and stairs to first floor.

KITCHEN / DINER

8' 9" x 13' 6" (2.67m x 4.11m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated dishwasher, integrated oven, gas hob, integrated fridge/freezer, integrated washer/dryer, combi boiler enclosed in cupboard and radiator. Window to rear and French Door to rear.

FIRST FLOOR LANDING

Loft access and cupboard.

BEDROOM 1

8' 5" x 11' 4" (not including wardrobe)(2.57m x 3.45m) (approx) Window to front, cupboard and radiator.

BEDROOM 2

8' 2" x 8' 8" (2.49m x 2.64m) (approx) Window to rear and radiator.

BEDROOM 3

5' 1" x 8' 8" (1.55m x 2.64m) (approx) Window to rear and radiator.

BATHROOM

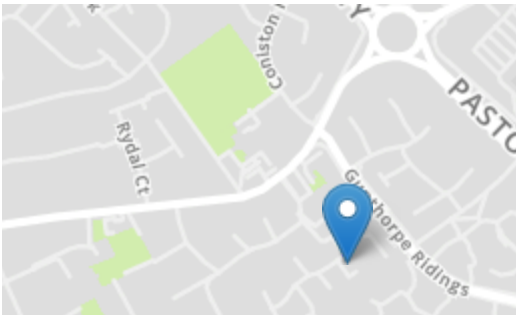
5' 4" x 6' 8" (1.63m x 2.03m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to side.

OUTSIDE

The rear of the property has fencing, laid to lawn, gravel area, decking area, shed and mature shrubs. Parking at the rear.

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		87
(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		

