



16 Scotts Road, Ginton PE6 7LX

£240,000



*** GREAT POTENTIAL SUBJECT TO APPROVED PLANNING *** " Located in the popular village of Ginton, this 2 bedroom end of terrace home has masses of potential. Currently featuring 2 double bedrooms, wet room, lounge/diner, kitchen, entrance hall, WC, 2 store areas, parking and a large garden. Viewings are essential to appreciate the extensive garden and spacious bedrooms this home has to offer. EPC Currently Unavailable/Council Tax Band - A".

ENTRANCE

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

KITCHEN

10' 4" x 10' 3" (max)(3.15m x 3.12m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, integrated oven, hob with extractor fan over. Window to rear and door to side.

LOUNGE DINER

7' 9" (min) (2.36m) 11' 9" (max) x 21'3" (3.58m x 6.48m) (approx) Window to front, French doors to rear and radiator.

INNER HALL

Door to rear.

STORAGE

L - Shape. Window to front.

WC

Fitted with a one piece suite

STORE

Window to rear

FIRST FLOOR LANDING

Window to side and cupboard.

BEDROOM 1

12' 3"(min) 15' 5" (max) (3.73m x 4.70m) x 10' 4" (3.15m) (approx) Two windows to front, cupboard and radiator.

BEDROOM 2

11' 3" x 10' 5" (3.43m x 3.17m) (approx) Window to rear and radiator.

SHOWER / WET ROOM

Fitted with a three piece suite low level W/C, wash hand basin, walk in shower and radiator. Window to rear.

OUTSIDE

The front of the property has off road parking. The rear of the property has fencing and is mainly laid to lawn.

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.

