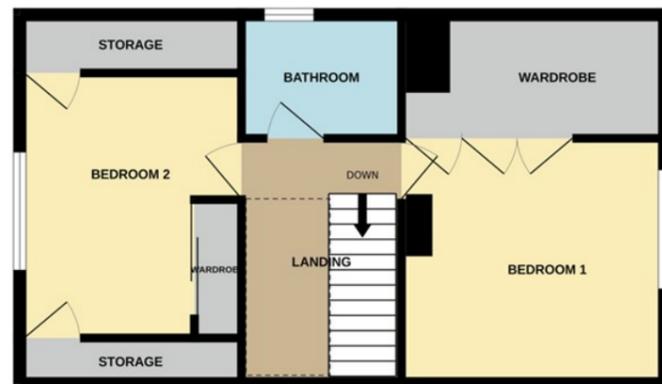
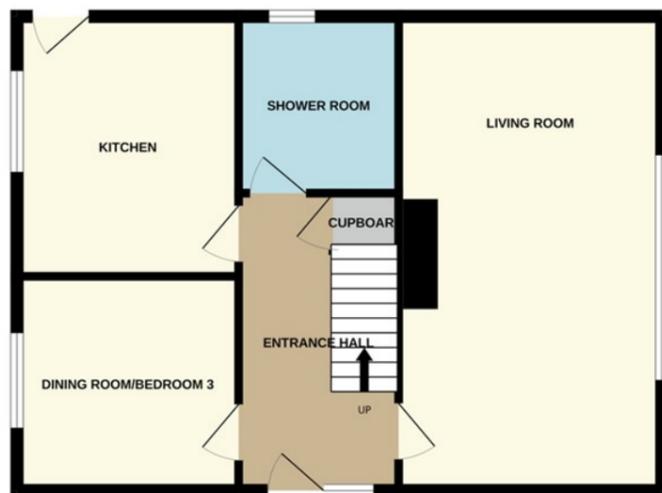




Bala Court, Gunthorpe PE4 7UQ

£300,000



*** NO ONWARD CHAIN *** Guide price £300,000 - £325,000. Offering a spacious wrap around garden, this 3 bedroom chalet home is sold with no onward chain and offers masses of potential to extend (subject to approved planning permission).

Featuring an entrance hall, kitchen, living room, downstairs bedroom (or dining room), 2 bedrooms on the 1st floor, 2 bathrooms (one on each floor) and garage. This home offers a perfect blend of space, comfort and potential. Council Tax Band - C / EPC Energy Rating - C".

ENTRANCE HALL

7' 1" x 13' 5" (2.16m x 4.09m) (approx)
Door to side, understairs cupboard, radiator and stairs to first floor.

LIVING ROOM

21' 3" x 10' 5" (min) (6.48m x 3.17m)
11' 9" (max) (3.58m) (approx) Window to front and radiator.

KITCHEN

9' 9" x 11' 6" (2.97m x 3.51m) (approx)
Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated double oven, hob, space for undercounter fridge, plumbing for a washing machine and radiator. Window to rear and door to side.

DINING ROOM / BEDROOM THREE

9' 2" x 9' 9" (2.79m x 2.97m) (approx)
Window to rear and radiator.

SHOWER ROOM

7' 1" x 8' 1" (2.16m x 2.46m) (approx)
Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and heated towel rail. Window to side.

FIRST FLOOR LANDING

BEDROOM ONE

10' 5"(to wardrobe) (3.17m) 16' 2"(into wardrobe) x 10' 6"(min) (4.93m x 3.20m) 12' 0"(max) (3.66m) (approx)
Window to front, built in wardrobes and radiator.

BEDROOM TWO

9' 9" x 11' 8"(to eaves) (2.97m x 3.56m) (approx) Window to rear, built in wardrobe, eaves storage, loft access and radiator.

BATHROOM

5' 6" x 7' 1" (1.68m x 2.16m) (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.

GARAGE

22' 3" x 9' 1" (6.78m x 2.77m) (approx)
Up and over door to front, door to side and window to rear.

OUTSIDE

The front of the property has a brick wall, mainly gravelled area with a driveway leading to garage. The rear of the property has a wrap around spacious garden, laid to lawn, borders with mature shrubs, fruit trees and a patio area.

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		
(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	69	74

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.