



**Bowness Way, Gunthorpe PE4 7NG**

**£160,000**



\*\*\* IDEAL 1ST TIME BUY OR INVESTMENT OPPORTUNITY \*\*\* " Located in a desirable cul de sac in Gunthorpe, this 2 bedroom mid terrace home is a fantastic opportunity for a first time buyer or investor to put their own stamp on. Featuring an entrance space, living room, kitchen/diner with understairs storage, 2 bedrooms, bathroom, garden and 2 parking spaces. Council Tax Band - A / EPC Energy Rating - D

### ENTRANCE

Door to front and cupboard.

### LIVING ROOM

13' 3" (including stairs) x 10' 5" (to stairs) (4.04m x 317m)  
14' 5" x (4.39m) (approx) Window to front, radiator and stairs to first floor.

### KITCHEN

8' 2" x 13' 3" (2.49m x 4.04m) (approx) Fitted with a range of unit base units, stainless steel sink with mixer tap, integrated oven and hob, wall mounted boiler, plumbing for a washing machine, space for an undercounter fridge, cupboard and radiator. Window to rear and door to rear.

### FIRST FLOOR LANDING

Loft access and airing cupboard.

### BEDROOM 1

11' 0" (max) x 13' 4" (max) (3.35m x 4.06m) (approx) Two windows to front and radiator.

### BEDROOM 2

11' 8" (3.56m) x 4' 6" (min) (1.37m) 7' 3" (max) (2.21m) (approx) Window to rear and radiator.

### BATHROOM

5' 8" x 6' 5" (1.73m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and radiator. Window to rear.

### OUTSIDE

We have been advised that the property has two allocated parking spaces.

### 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.

