

**OPENING HOURS**  
**Monday to Friday. 9.00am until 6.00pm**  
**Saturday. 9.00am until 4.00pm**  
**Sunday. Closed**



**9 RYDAL COURT, GUNTHORPE  
 PE4 7TF**

**£275,000**

**FREEHOLD**



**briggs  
 residential**

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**T**ucked away in a secluded location, this well cared for, detached family home has a garage to the rear and offers generous sized rooms throughout and viewing is highly advised to appreciate its superb location. With a 21’ lounge, this home also has a 17’ kitchen/breakfast room, separate dining room, two good size double bedrooms and a fully enclosed garden to the rear. Call the Briggs team to book your viewing today.

Entrance door opening to

**HALLWAY**  
With stairs leading to first floor.

**CLOAKROOM**  
Comprising WC.

**LOUNGE** 21’ x 11’6 (6.40m x 3.51m)  
A light and airy room with picture window to front elevation, gas fire with back-boiler, radiator and TV point.

**DINING ROOM** 9’7 x 9’ (2.92m x 2.74m)  
With radiator and window to rear elevation.

**KITCHEN/BREAKFAST ROOM** 17’5 x 11’2 (5.31m x 3.40m)  
A good size room with a range of ample wall and base units, cooker point with extractor above, plumbing for washing machine, fridge space, work surface, wall tiling, breakfast area, windows to side and rear elevations and door to rear garden.

**LANDING**

**BEDROOM ONE** 11’11 x 11’6 (3.63m x 3.51m)  
With access to eaves, radiator and window to front elevation.

**BEDROOM TWO** 11’11 x 10’1 (3.63m x 3.07m)  
With built-in wardrobe, radiator and window to rear elevation.

**BATHROOM**  
Comprising corner bath with shower above, wash-hand basin with cupboard below, low flush WC, radiator and window to side elevation.

**OUTSIDE**  
The property has a driveway to the rear which leads to a single garage.

The fully enclosed rear garden provides a high degree of privacy and has a patio area, paving, lawned garden, raised flower borders and mature conifers.

EPC RATING: TBC  
COUNCIL TAX BAND: C (PCC)

Awaiting Floorplan

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.