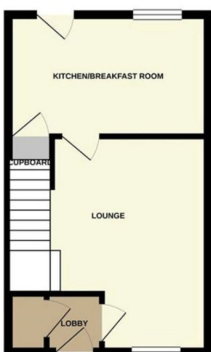




26 Wasdale Gardens, Gunthorpe PE4 7ZT

£200,000



*** BEAUTIFULLY PRESENTED THROUGHOUT *** " Located in a cul de sac location, this 2 bedroom mid terrace home is a fantastic first time buy opportunity. Featuring a porch with storage cupboard, living space, kitchen, garden, 2 bedrooms and bathroom. To really appreciate this property viewing is highly recommended. EPC Energy Rating - C/ Council Tax Band -A".

ENTRANCE

Door to front aspect and storage cupboard.

LOUNGE/DINER

13' 5" x 14' 6" (4.09m x 4.42m) (approx) UPVC double glazed window to front, radiator and stairs to first floor.

KITCHEN

8' 2" x 13' 4" (2.49m x 4.06m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, gas hob, extractor fan over, plumbing for washing machine, space for fridge / freezer, wall mounted boiler, radiator, storage cupboard, UPVC double glazed window to rear aspect and door to garden.

1ST FLOOR LANDING

Loft access and airing cupboard.

BEDROOM ONE

11' 1" x 13' 4" (3.38m x 4.06m) (approx) Two UPVC double glazed windows to front aspect and radiator.

BEDROOM TWO

7' 3" x 11' 11" (2.21m x 3.63m) (approx) UPVC double glazed window to rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of low level W/C, pedestal wash hand basin, bath with shower over and heated towel rail. UPVC double glazed window to rear aspect.

OUTSIDE

The front of the property is laid to lawn. The rear of the property is enclosed by fencing, laid to lawn, garden shed and gated access.

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		
Very energy efficient - lower running costs	Current	Potential
(92+) A		89
(81-91) B		
(69-80) C		72
(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		

