



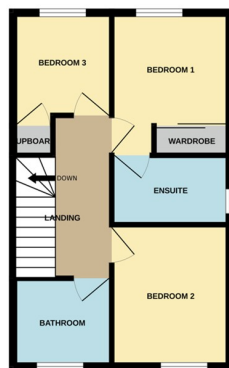
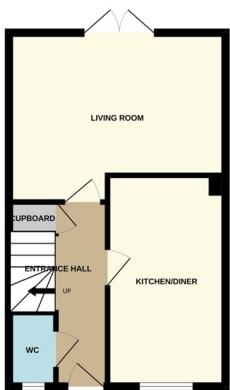
Rosedale
PROPERTY AGENTS

'Making your move easier'



88 Arkwright Way, Gunthorpe PE4 7EE

£250,000



*** IMMACULATELY PRESENTED 3 BEDROOM HOME *** "Are you a first time buyer looking to get onto the property ladder? This beautifully presented 3 bedroom semi detached home is modern and turn key ready. Featuring 2 parking spaces, an entrance hall, kitchen/diner, living room with French doors out onto the garden, WC, 3 bedrooms with an en-suite to bedroom one and a family bathroom. Viewings essential. Council Tax Band - C / EPC Energy Rating - B "

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ENTRANCE

3' 0" x 17' 2" (0.91m x 5.23m) (approx) Door to front, downstairs cupboard, radiator and stairs to first floor.

W/C

Fitted with a two piece suite comprising of a low level W/C and wash hand basin. Window to front.

LIVING ROOM

10' 1" (min) (3.07m) 12' 0" (max) x 15' 4" (3.66m x 4.67m) (approx) French doors to rear and radiator.

KITCHEN / DINER

8' 7" x 15' 0" (2.62m x 4.57m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated gas hob and oven, stainless steel sink with mixer tap, space for freestanding fridge / freezer, space for dishwasher and space for washing machine. Window to front and radiator.

FIRST FLOOR

Radiator, cupboard and access to loft.

BEDROOM ONE

8' 5" x 10' 5" (into wardrobe) (2.57m x 3.17m) (approx) Window to rear, radiator and built in wardrobe.

EN-SUITE

5' 3" x 8' 5" (1.60m x 2.57m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to side and radiator.

BEDROOM TWO

8' 5" x 10' 1" (2.57m x 3.07m) (approx) Window to front and radiator.

BEDROOM THREE

2' 9" (min) (0.84m) 6' 5" (max) x 8' 1" (to cupboard) (max) (1.96m x 2.46m) 7' 2" (min) (2.18m) (approx) Window to rear, cupboard and radiator.

BATHROOM


6' 4" x 6' 5" (1.93m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to front and radiator.

AGENT NOTES

Please note we have been advised by the original builder (Keepmoat) that the management company for the area is First Port. Whilst no service charges are paid currently on this particular property, we are aware and are advising you that there will be charges on this property in the future, to fall in line with the rest of the development. We have been in contact with Firstport and Keepmoat and are not in receipt of how much these charges will be.

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		96
A (92+)		
B (81-91)		84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

