



18 Severn Close, Gunthorpe PE4 7YY

£225,000



***** CUL DE SAC LOCATION ***** " Located in Gunthorpe, this spacious 2 bedroom semi detached home features an entrance hall, living room, kitchen/diner, conservatory, lean to, 2 double bedrooms, bathroom, garage and off road parking. Offering easy access to local schooling, transport links and local amenities. Overall, this property is perfect for families or couples looking for a comfortable and adaptable living space. EPC Energy Rating - C/Council Tax Band - A ".

ENTRANCE HALL

7' 1" x 6' 0" (2.16m x 1.83m) (approx) Door to front, radiator and stairs to first floor.

KITCHEN / DINER

19' 3" x 8' 1" (5.87m x 2.46m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated oven, gas hob with extractor fan over, plumbing for a washing machine, space for a tumble dryer, space for a fridge / freezer and radiator. UPVC double glazed windows to side, rear and front. Door to side.

LEAN TO

9' 8" x 3' 9" (2.95m x 1.14m) (approx) Door to front, door to rear and radiator.

LOUNGE

11' 5" (max)(3.48m) 9' 9" (min) x 16' 1" (2.97m x 4.90m) (approx) Sliding door to rear, two radiators and electric fire.

CONSERVATORY

9' 3" x 9' 3" (2.82m x 2.82m) (approx) UPVC double glazed windows to side and rear. French doors to side.

FIRST FLOOR LANDING

UPVC double glazed window to front and cupboard with radiator enclosed.

BEDROOM 1

12' 3" x 10' 9" (3.73m x 3.28m) (approx) UPVC double glazed window to rear and radiator. Fitted wardrobes.

BEDROOM 2

12' 2" x 8' 6" (3.71m x 2.59m) (approx) UPVC double glazed window to rear and radiator. Fitted wardrobes

BATHROOM

5' 2" (min) (1.57m) 8' 1" (max) x 6' 1" (max) (2.46m x 1.85m) 3' 8" (min) (1.12m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. UPVC double glazed windows to front and side.

OUTSIDE

The front of the property has brick block paving providing off road parking. Shared gated access to the garage. The rear of the property has fencing, raised walls with gravel areas and mainly laid to paved patio area.

GARAGE

A single garage with door to side.

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.

