

'Making your move easier'



# 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 ".



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#### **ENTRANCE HALL**

7' 1" x 6' 0" (2.16m x 1.83m) (approx) Door to front, radiator and stairs 5' 2" (min) (1.57m) 8' 1" (max) x 6' 1" (max) (2.46m x 1.85m) 3' 8" (min) to first floor. (1.12m) (approx) Fitted with a three piece suite comprising low level

# **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" ( $2.97m \times 4.90m$ ) (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.





roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services, neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and curracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only. 1110 Lincoln Road Peterborough, PE4 6BP T: 01733 574969