

£225,000

16 Yokine Gardens, Guyhirn, PE13 4EY



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Simply immaculate inside and out! This semi detached home boasts refitted kitchen with appliances, lounge opening onto the garden, ground floor WC, three generous bedrooms and fully tiled four piece bathroom. Outside there is ample parking, garage and enclosed rear garden overlooking fields. EPC C



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Ground Floor

Hall
Radiator, stairs to first floor and landing.

WC
Fitted with a two piece suite comprising wash hand basin and WC, window to front, radiator.

Kitchen/Breakfast Room
4.52m (14'10") x 2.41m (7'11")
Refitted with wall and base units with integral oven, hob and hood, freestanding washing machine and dishwasher, oil fired boiler, sink unit with mixer tap, window to side, radiator, breakfast bar.

Lounge
4.52m (14'10") x 3.23m (10'7")
Window to rear, radiator, double doors opening to rear garden.

First Floor & Landing
Window to side, radiator, airing cupboard, access to loft which is mainly boarded.

Bedroom 1
4.52m (14'10") x 2.80m (9'2") min
Two windows to rear, double wardrobe, radiator.

Bedroom 2
2.85m (9'4") x 2.22m (7'3")
Window to front, radiator.

Bedroom 3
2.85m (9'4") x 2.21m (7'3")
Window to front, radiator.

Bathroom
Fully tiled and refitted with a four piece suite comprising bath, shower cubicle, vanity wash hand basin and WC, window to side, heated towel rail.

Outside
The front driveway is laid to block weave leading to the Garage with up and over door. A side pathway with water supply leads to the side gate giving access to the rear garden which is laid mainly to patio with oil tank.

Freehold
Council tax band A

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



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