



33 Great North Road,
Gamston, DN22 0PZ



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£195,000

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This period property is situated off Great North Road in the rural conservation village of Gamston. Offered with no upward chain, the property features a lounge & conservatory, a dining kitchen with solid wood units, three bedrooms (the main bedroom benefitting from an en-suite), and a house bathroom. Externally, the property features off-road parking and low-maintenance gardens to both left and rear aspects.





PORCH 2.10m x 1.80m (6'11" x 5'11")

Double glazed obscure door to left aspect, double glazed windows to front and right aspect. Space and plumbing for washing machine, multi paned door leading into kitchen.

KITCHEN 5.40m x 2.90m (17'8" x 9'6")

Fitted with a range of base and wall units consisting of timber cupboards and drawers underneath solid wood work surfaces. Space and supply for an electric cooker, space and plumbing for a dishwasher, space and supply for an upright fridge freezer, single bowl sink and drainer, double glazed window to front aspect, tile effect flooring, double panel radiator.



CONSERVATORY 3.90m x 3.10m (12'10" x 10'2")

Double glazed windows to front, left and rear aspects with a matching door to the front aspect. Tiled flooring, double panel radiator, polycarbonate hipped roof, power and light, television point.

SITTING ROOM 5.40m x 4.50m (17'8" x 14'10")

Double glazed bow window to front aspect and further double glazed window to rear aspect. Two double panel radiators, television point, open brick fireplace with wrought iron basket within.



1ST FLOOR-LANDING 3.60m x 3.00m (11'10" x 9'10")

Hatch accessing roof space, double glazed window to rear aspect, double panel radiator, cupboard housing hot water storage tank.

BEDROOM ONE 4.80m x 3.50m (15'8" x 11'6")

Double glazed window to front aspect, double panel radiator.

EN-SUITE 1.90m x 1.80m (6'2" x 5'11")

Fully tiled shower enclosure with 'Triton' electric shower within, pedestal wash hand basin, low-level flush w.c., double glazed obscure window to front aspect, ladder style towel radiator.

BEDROOM TWO 2.90m x 2.90m (9'6" x 9'6")

Double glazed window to left aspect, panel radiator.

BEDROOM THREE 3.20m x 1.80m (10'6" x 5'11")

Double glazed window to rear aspect, panel radiator, fitted cupboard with hanging rail within.



BATHROOM 2.40m x 1.90m (7'11" x 6'2")

Panel bath, pedestal wash hand basin, low-level flush w.c., double glazed obscure window to left aspect, double panel radiator, tile effect flooring, tiled walls to three-quarter height.

GARDENS & GROUNDS

The property can be accessed off Great North Road via a private driveway, which leads to the parking area at the front of the property. A timber gate accesses the gardens to the left and rear aspects, which feature patio areas and a garden shed.

TENURE

Freehold

COUNCIL TAX

Band C



DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

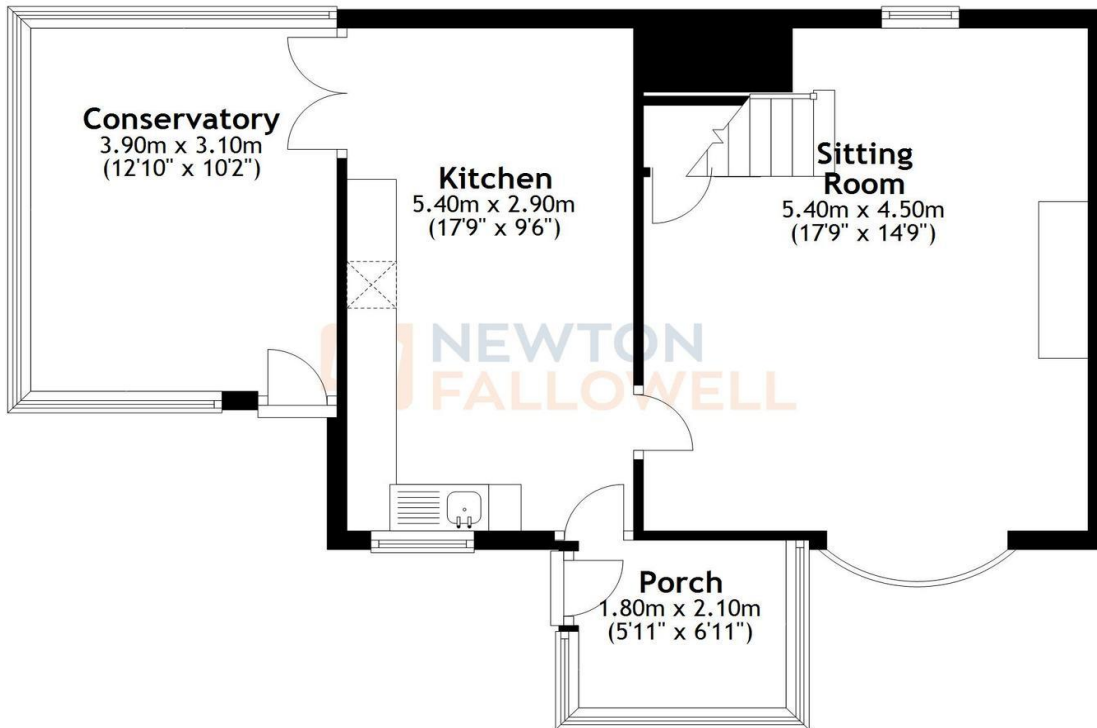
SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



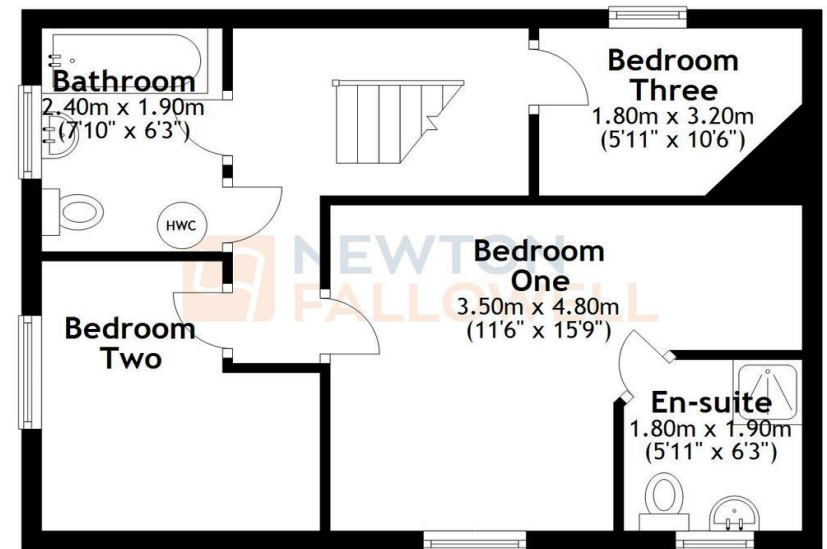
Ground Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 100.0 sq. metres (1076.3 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

