

for sale

£130,000



Mealsgate Peterborough PE4 7LQ

ATTENTION FIRST TIME BUYERS

Located in the popular area of Gunthorpe, with great transport links and close to local amenities is this one bedroom Cluster style property. This property benefits from off road parking for two vehicles and front & rear gardens



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Entrance Hall

Frosted half glazed UPVC door into the entrance hall. Laminate flooring, textured ceiling, fully glazed double doors into the lounge and door into the bathroom.

Bathroom

Being fully tiled and comprising a three piece suite to include bath with mixer tap and shower attachment, electric shower over with a shower screen. A wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail laminate flooring continuous from the entrance hall, extractor coving to smooth ceiling with recess lighting and frosted UPVC double glazed window the front.

Open Plan Living Accommodation

Lounge Area

13' 3" max inc staircase x 12' 4" (4.04m max inc staircase x 3.76m)

Laminate flooring continuous from the entrance hall, wall mounted electric radiator, TV and telephone points, staircase to first floor landing, vaulted textured ceiling with a double glazed skylight. Full length UPVC double glazed window to the front. Walkway through to the kitchen area



Kitchen Area

6' 6" x 6' 4" (1.98m x 1.93m)

Comprising a range of matching wall and base level units, two glass fronted display units, worktops and a single drainer sink with a mixer tap over and tiled splashbacks. Built in oven, grill, four ring hob and extractor. Plumbing for a washing machine, space for a tumble dryer and a full standing fridge freezer, laminate flooring continuous from the lounge and coving to smooth ceiling.

First Floor

Open plan clipper style

Bedroom Area

13' 3" to side of bannister x 8' 4" (4.04m to side of bannister x 2.54m)

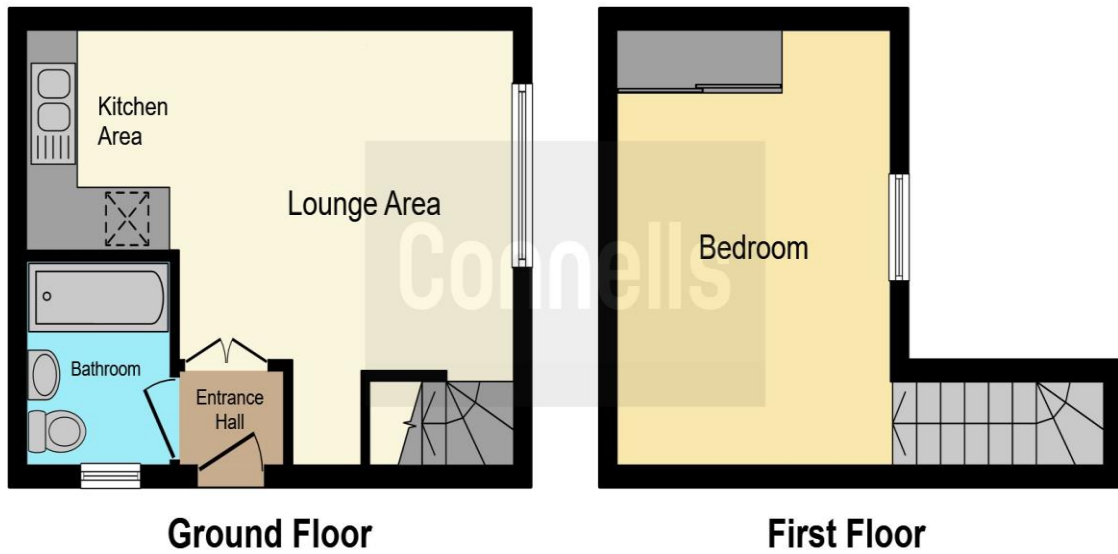
Three sliding doors into the fitted wardrobes (one of which is mirror front), coving to textured ceiling with access to loft.

Outside

To the side of the property there is a graveled area providing off road parking for two vehicles. Lawned garden to front with paved path to front door & outside storage.

Rear garden is graveled with a timber built shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WRN305496 - 0002

Tenure: Freehold

EPC Rating: E

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