



£950,000-£1,000,000 guide price

7 Gundreda Road, Lewes, East Sussex, BN7 1PT

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Overview...

A great opportunity to purchase this wonderful 4 bedroom, 2 reception room semi detached home with garage and fantastic lawned rear garden which is situated in the desirable "Wallands" area of Lewes.

This super home has been well looked after and maintained by the current owner and now offers fantastic potential to update and extend STP.

Accommodation in brief comprises an entrance porch leading to an entrance hall with attractive parquet woodblock flooring, spacious dual aspect sitting room with matching flooring, dining room and breakfast room opening into the small kitchen area.

On the first floor are three bedrooms with a refitted white shower room and stairs leading to the attic room with eaves storage and wonderful views.

Outside, there is an attractive enclosed garden with driveway to the garage at the front and a larger than average mature lawned rear garden to the rear boasting stocked borders and patio area.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

ENTRANCE PORCH- Hardwood front door, dual aspect double glazed windows, quarry tiled floor, door to-

ENTRANCE HALL- Stairs to the first floor, attractive parquet woodblock flooring.

SITTING ROOM- A lovely dual aspect room with front aspect double glazed bay window overlooking the front garden and double glazed door opening onto the rear patio, attractive parquet woodblock flooring, picture rail.

DINING ROOM- Front aspect double glazed window overlooking the front garden, chimney breast with attractive brick fireplace, built-in cupboard, attractive parquet woodblock flooring, picture rail.

BREAKFAST ROOM- Double glazed window overlooking the rear garden, wall mounted gas fired boiler, built-in cupboard, sliding door to-

KITCHEN AREA- Single bowl, dual drainer stainless steel sink with chromed mixer tap with cupboard below, space for freestanding cooker, double glazed window over looking the rear garden, part tiled walls, understairs cupboard, glazed door to-

INNER LOBBY- Door to rear garden.

CLOAKROOM/W.C.- Low level W.C., wash hand basin, window.

FIRST FLOOR LANDING- Front and side aspect double glazed windows, stairs to top floor.

BEDROOM- A good size double room with front aspect double glazed window, double wardrobe, picture rail.





Property...

BEDROOM- Front aspect double glazed window, range of fitted wardrobes, picture rail.

BEDROOM- Rear aspect double glazed window.

SHOWER ROOM- Refitted with a modern white suite comprising a double walk-in shower cubicle with tiled surround and glass screen, wash hand basin with chromed mixer tap, double glazed window.

W.C.- White low level W.C., double glazed window.

TOP FLOOR-

ATTIC BEDROOM- A super double room with attractive vaulted ceilings and rear aspect double glazed windows offer wonderful views, double doors to eaves storage.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929





Outside & Location...

FRONT GARDEN- Attractive area of raised shingle with stocked borders and crazy paved path to the front door.

GARAGE- Up and over door, power and light.

REAR GARDEN- A super, larger than average garden with two levels which are predominantly laid to lawn. Mature stocked borders with areas of decking and paved patio, garden shed and gated side access.

LOCATION

Gundreda Road is located in the highly desirable and sought after Wallands area of Lewes. Wide tree lined streets, and generous gardens makes the area popular with families along with access to public parks and recreation fields. The area benefits from a local convenience shop at Leicester Road and access to the South Downs can be found a very short walk away via Gundreda Road and Hill Road.

Lewes High Street offers many individual shops, restaurants, cafes and public houses, together with local outdoor swimming pool, leisure centre, and The Depot Cinema. Lewes has a Mainline Railway Station with regular services to London and Brighton and Gatwick.

Highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

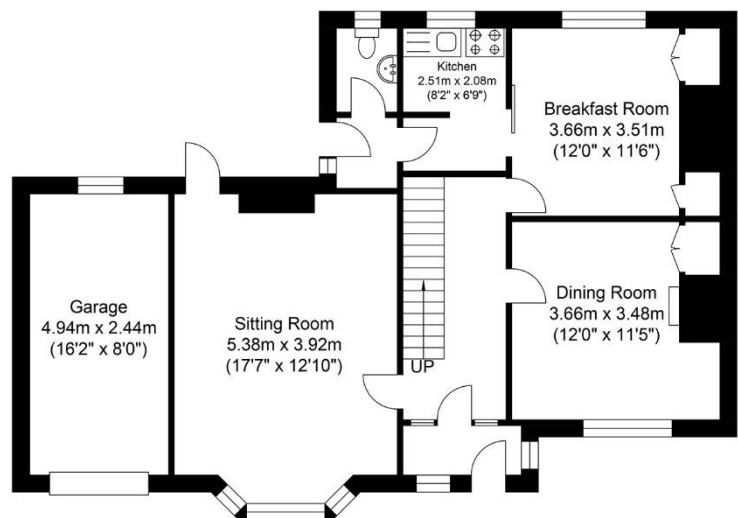
Tenure - Freehold

Gas central Heating - Double Glazing.

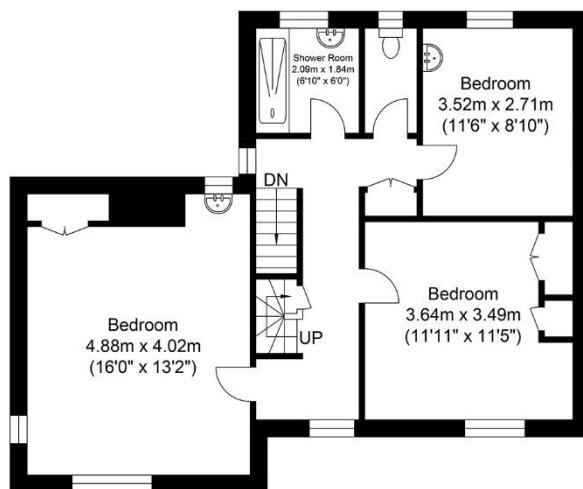
EPC Rating - TBC

Council Tax Band - F





Ground Floor
Approximate Floor Area
830.11 sq ft
(77.12 sq m)



First Floor
Approximate Floor Area
625.49 sq ft
(58.11 sq m)



Second Floor
Approximate Floor Area
291.59 sq ft
(27.09 sq m)



Approximate Gross Internal Area (Including Garage) = 162.32 sq m / 1747.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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