



49 Gostwick

Orton Brimbles PE2 5XF

Offers in the region of £217,000

## 49 Gostwick

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Well proportioned property in Gostwick, Orton Brimbles. This property comprises of;

Ground Floor: entrance hall, w/c, dining room with understairs cupboard, re-fitted kitchen, utility room with door to the rear, lounge with door to the garden.

First Floor: landing, four bedrooms, airing cupboard and a family bathroom.

Outside: gravel frontage and access to storagecupboard, enclose rear garden mainly laid to lawn with pedestrian gate to the rear.

This property is within easy reach of all Orton has to offer and major transport links.

Tenure: Freehold  
Council Tax Band: B





Ground Floor

Entrance Hall

W/C

Dining Room

10'6" max x 12'2" max (3.22m max x 3.71m max)

Kitchen

12'1" x 7'6" (3.70m x 2.29m)

Utility Room

11'1" x 6'11" (3.39m x 2.11m)

Lounge

14'5" x 11'1" (4.40m x 3.40m)

First Floor

Landing

Bedroom One

14'4" max x 8'1" max (4.37m max x 2.47m max)

Bedroom Two

11'8" x 8'11" (3.57m x 2.73m)

Bedroom Three

6'7" x 11'1" (2.01m x 3.40m)

Bedroom Four

11'1" 6'3" (3.40m 1.93m)

Family Bathroom



## Floor Plan



## Viewing

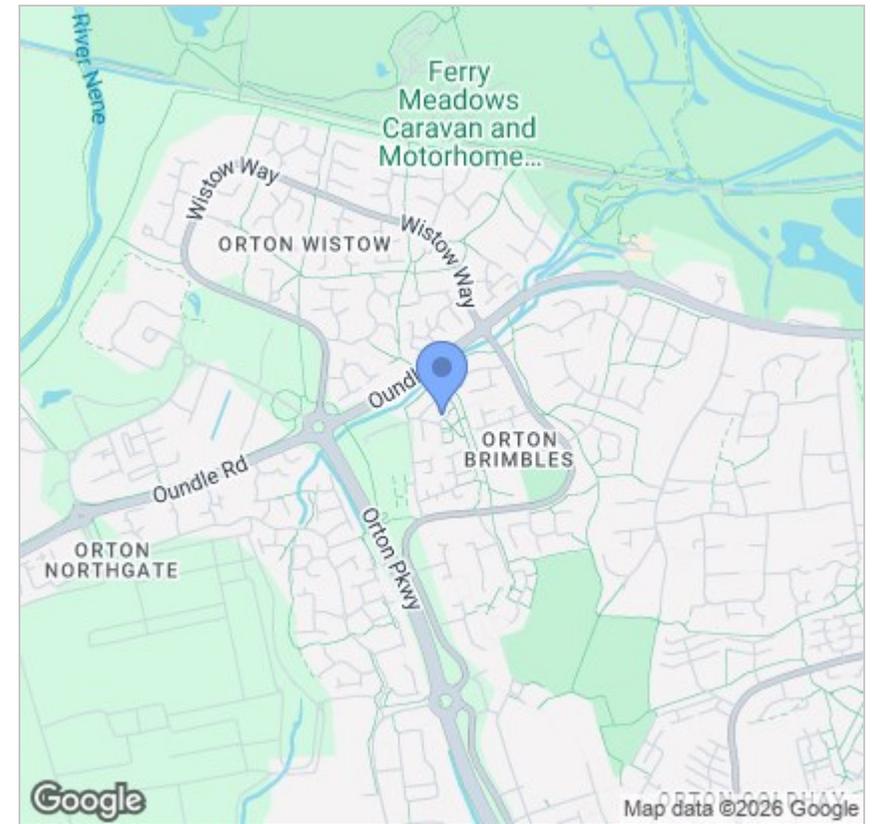
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

