



19 Uldale Way, Gunthorpe, Peterborough

In Excess of £179,995

 **NEWTON FALLOWELL**

19 Uldale Way

Gunthorpe, Peterborough

This semi-detached house benefits from TWO BEDROOMS, a DETACHED GARAGE and is being sold with NO ONWARD CHAIN and VACANT POSSESSION, making an ideal first-time purchase or investment opportunity. The accommodation comprises of an entrance hall leading into the lounge to the front of the home, whilst the kitchen diner is located to the rear and hosts access onto the rear garden, with the first floor landing separating two bedrooms and the family bathroom, which boasts a three-piece white suite with a shower over the bath. Outside there is driveway parking to the side of the home leading to the detached garage, whilst to the rear the garden is private and enclosed, benefiting from patio and decked seating, as well as lawn and personnel door leading providing access to the garage.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

Lounge

13' 6" x 11' 7" (4.12m x 3.52m)

Kitchen Diner

11' 7" x 8' 6" (3.52m x 2.59m)

Landing

Bedroom 1

11' 7" x 8' 6" (3.52m x 2.60m)

Bedroom 2

10' 6" x 6' 6" (3.19m x 1.98m)

Family Bathroom

7' 6" x 5' 0" (2.28m x 1.53m)

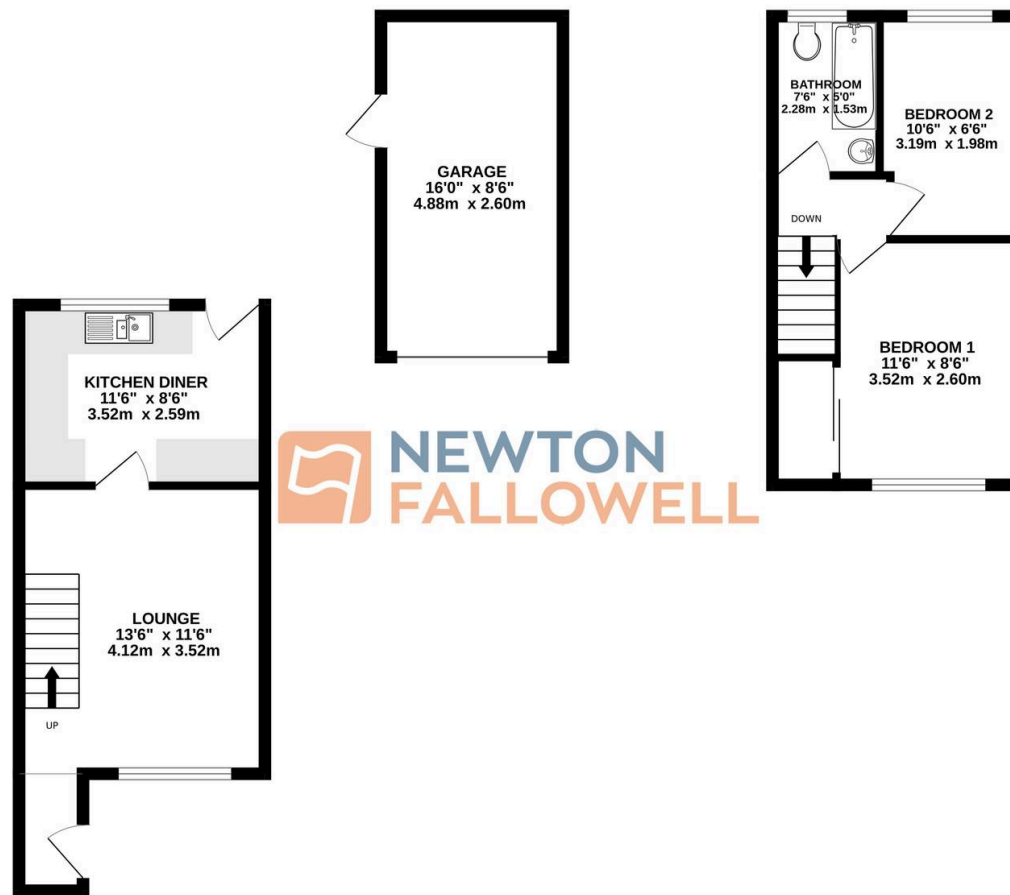
Garage

16' 0" x 8' 6" (4.88m x 2.60m)



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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