



27 Borrowdale Close,
Gamston, NG2 6PD

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Situated in the sought after South Nottinghamshire location of Gamston, this well proportioned two bedroom town house has recently undergone comprehensive modernisation and provides immaculately presented accommodation throughout.

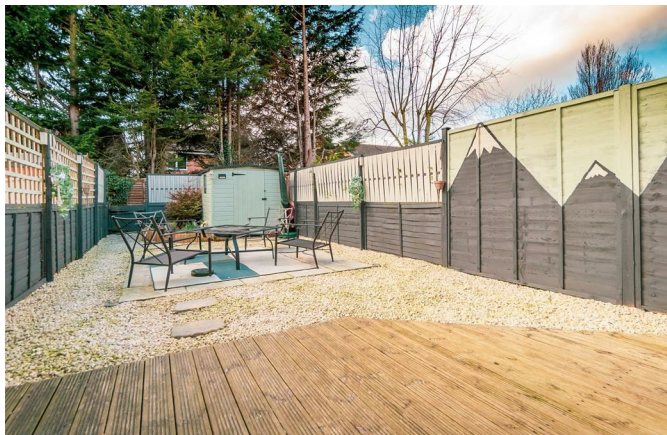
Arranged over two floors, the accommodation includes an open storm porch with a large storage cupboard, entrance hall, living room with sliding patio doors opening to the garden, and the breakfast kitchen to the ground floor, with the first floor landing giving access to two good sized bedrooms and the fitted bathroom.

Benefiting from gas central heating and double glazing, the property boasts a fully enclosed low maintenance garden to the rear, with off road parking for two vehicles at the front.

Early viewing is essential.

Guide Price £235,000





Directions

Borrowdale Close can be located from Ambleside, Gamston.

GROUND FLOOR ACCOMMDATION

Open Storm Porch

Large storage cupboard (with shelving and currently used for hanging coats), tiled flooring, and access to the:-

Composite Entrance Door

With a glazed panel, leading into the:-

Entrance Hall

Stairs rising to the first floor, laminate flooring, panelling to the walls, spotlighting, radiator, and doors leading to the living room and the:-

Breakfast Kitchen

Fitted with a range of wall, drawer and base units with tiled splash backs and under-counter lighting, stainless steel sink unit, built-in electric oven, built-in gas hob with an extractor hood over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge/freezer.

Baxi combination boiler, space for a breakfast table, laminate flooring, centre ceiling light, radiator, and a double glazed window to the front elevation.

Living Room

Double glazed window to the rear elevation, built-in shelving, under-stairs area, radiator, spotlighting, and double glazed sliding patio doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, storage cupboard, spotlighting, and doors leading to two bedrooms and the fitted bathroom.

Bedroom One

Double glazed window to the front elevation, large storage cupboard (currently used as a wardrobe), wood panelling to the walls, centre ceiling light, laminate flooring, radiator.

Fitted Bathroom

Fitted with a three piece suite comprising a low level flush w/c, wash hand basin set in a vanity unit, and a bath with a shower attachment and glazed screen over.

Storage cupboard with shelving, spotlighting, heated towel rail, tiled walls, tiled flooring, and an opaque double glazed window to the rear elevation.

Bedroom Two

Double glazed window to the rear elevation, shelving, centre ceiling light, laminate flooring, radiator.

OUTSIDE

To the front of the property there is off road parking for two vehicles, exterior lighting, and access to the FRONT ENTRANCE DOOR.

The attractive low maintenance rear garden is fully enclosed and includes a decked seating area and a feature patio, ideal for entertaining. There is timber screen fencing to the boundaries, exterior lighting, a storage shed, and a gate at the base of the garden providing bin access.

Referral Arrangement Note

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DISCLAIMER NOTES

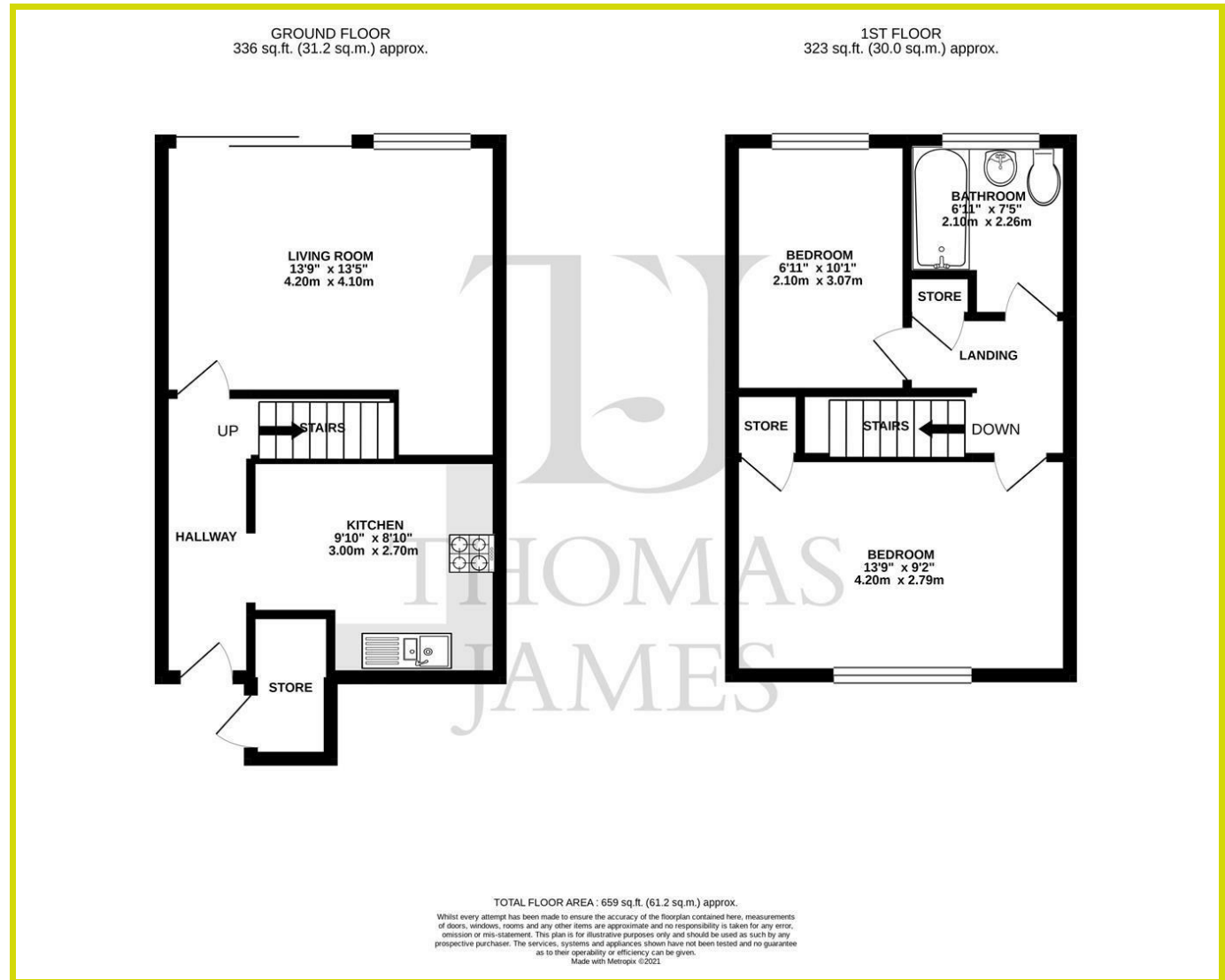
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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