



20.10.2020 11:37

King & Co.
ESTATE AGENTS

8 GUNBY AVENUE , , LN6 0AW
£139,950



20.10.2020 11:29



ENTRANCE PORCH

leading to;

ENTRANCE HALLWAY

Having tiled floor, radiator, under stairs cupboard and meter cupboard

KITCHEN

12' 5" x 7' 2" (3.79m x 2.2m) Having a range of fitted base and wall units incorporating stainless steel sink unit and drainer with one and half bowl and mixer taps. Integrated coffee machine, undercounter fan heater, extractor fan and tiled floor.

LOUNGE

12' 9" x 11' 3" (3.9m x 3.45m) having feature fireplace to one wall with inset log burner, window to the front elevation and laminated flooring. Opening into;

DINING AREA

9' 2" x 7' 10" (2.8m x 2.4m) With patio doors leading into the rear garden, wall hung lights and timber flooring.

Stairs from the entrance hall to the First Floor Landing



BEDROOM 1

12' 9" x 10' 2" (3.9m x 3.1m) having window to the front elevation, fitted cupboard and radiator

BEDROOM 2

12' 9" x 9' 10" (3.9m x 3.0m) having radiator and carpet with window to the rear overlooking the garden,

SEPERATE WC

housing a WC and hand basin

BATHROOM

recently refitted, having a spa/jacuzzi bath with multi coloured lights, power shower over, ladder radiator and vanity basin with cupboards below housing the Logic Combi Boiler

OUTSIDE

The front garden is laid to lawn with mature trees and shrubs surrounding the rear garden is mainly laid to lawn with a patio area to the rear of the property. There is a brick garden store and lean to at the rear of the dining area.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

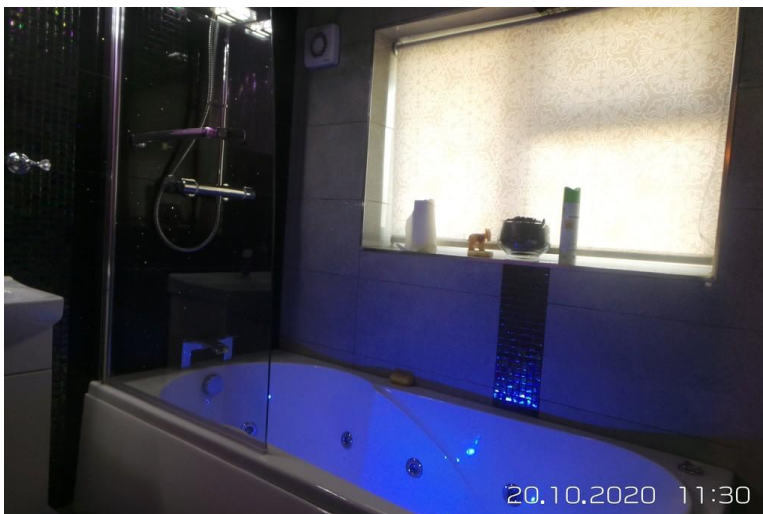
Strictly by prior appointment through the Agents office on 01522 525255

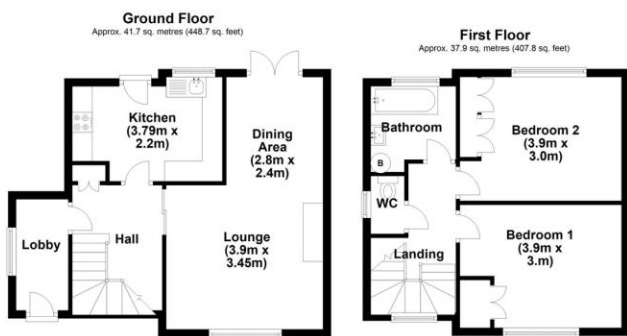
ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

EPC RATING

The EPC rating is D and the full report can be obtained from the Agents office on Silver Street





Total area: approx. 79.6 sq. metres (856.5 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
 Plan produced using PlanUp.

