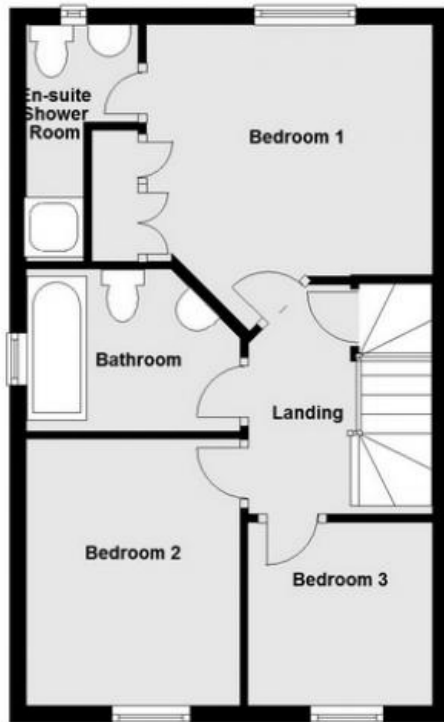
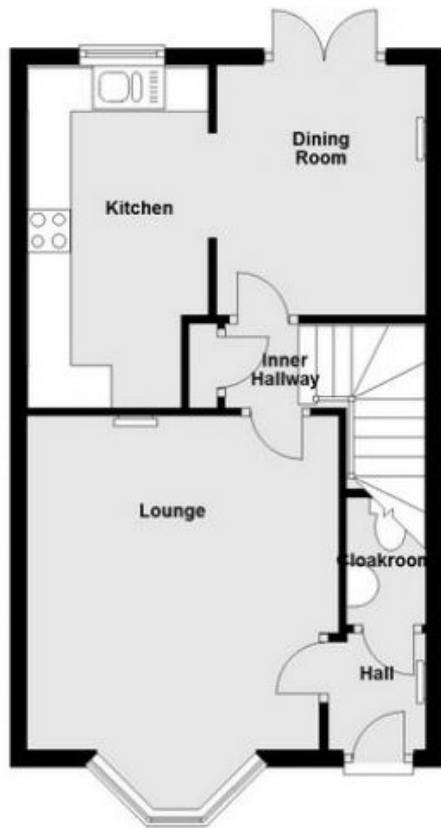




Gatehouse estates

01480 433933



IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans, if included should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not be a true representation.

23 Audley Close, Great Gransden
Bedfordshire. SG19 3RL.

Asking Price
£192,500

www.gatehouseestates.co.uk

Situated within a small modern development on the fringe of the popular village of Great Gransden this Three bedroom terraced house makes the perfect family starter or investment home. The property benefits from a two reception rooms, a family bathroom and an en-suite shower room. Externally there is off-road parking, a single garage and rear garden.

ACCOMMODATION

ENTRANCE HALL

Double glazed front door.

CLOAKROOM

Comprising matching suite with wash hand basin and low level w.c.

LIVING ROOM - 3.66m (12'0") x 3.56m (11'8")

Bay window to front & Electric storage heater.

INNER HALL

Built-in cloaks storage cupboard & stairs leading to first floor.

DINING ROOM - 2.90m (9'6") x 2.41m (7'11")

Electric storage heater, laminate flooring, double glazed French doors overlooking and leading to the rear garden. Opening to:

KITCHEN - 3.89m (12'9") x 2.11m (6'11") max

Fitted with a range of modern base and eye level units with working surfaces, inset sink unit with mixer tap, part tiled walls, tiled floor, electric cooker point, plumbing for automatic washing machine, space for fridge/freezer.

FIRST FLOOR LANDING

Airing and cylinder cupboard with lagged hot water cylinder and immersion heater.

BEDROOM 1 - 3.28m (10'9") x 2.95m (9'8")

Window to rear, built-in double wardrobe cupboards, electric heater.

EN-SUITE SHOWER ROOM

Fitted with separate shower cubicle, wash hand basin and low level WC.

BEDROOM 2 - 3.05m (10'0") x 2.59m (8'6")

Double glazed window to front & electric heater.

BEDROOM 3 - 2.16m (7'1") x 2.08m (6'10")

Double glazed window to front & electric heater.

BATHROOM

Being part tiled comprising matching white suite with panelled bath with shower over with glazed shower screen, pedestal wash hand basin and low level WC, tiled floor, heated towel rail.

OUTSIDE

The property benefits from an enclosed lawned rear garden with patio gated rear access to car parking spaces and brick built GARAGE with up and over door and personal door to the rear garden.

OTHER INFO: This property is currently let and is achieving a monthly rent of £650pcm.

TO VIEW: Call Gatehouse Estates on 01480 433933.

