



FITZJOHN
SALES & LETTINGS

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48 Arkwright Way
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Guide price £215,000



Guide Price - £215,000 - £220,000

Fitzjohn Sales & Lettings are delighted to offer to market this 2022 built TWO BEDROOM end of terrace house built by Keepmoat situated on the modern Manor Drive development in Gunthorpe.



The ground floor comprises of an Entrance Hall, WC, Lounge and a 14'5 Kitchen/Diner.

The first floor has two double bedrooms and a family bathroom.

Externally the property has an enclosed garden to the rear and a driveway to the side providing parking for up to three vehicles. The property also has fantastic field views to the front.

In our valuers opinion the property would be ideally suited to a FIRST TIME BUYER or as a BUY TO LET investment with a rental potential of £1000 per calendar month.

Call the office today to arrange your viewing appointment.

Entrance Hall -

Carpeted flooring, radiator, stairs to first floor landing, composite front door.

Lounge - 12'0 x 9'11

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Kitchen/Diner - 14'5 12'11

Luxury vinyl flooring, radiator, uPVC double glazed window facing the rear, fitted wall and base units, electric oven with four ring gas hob, space for fridge/freezer & washing machine, single sink with drainer and mixer tap, uPVC double glazed door leading to garden. Storage cupboard.

W/C - 5'1 x 2'9

Vinyl flooring, radiator, standard WC, pedestal mounted wash hand basin with tiled splash backs, extractor fan.

Landing -

Carpeted flooring, wooden doors to all first floor accommodation, loft access.

Bedroom One - 9'9 x 13'0

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Bedroom Two - 10'1 x 13'0

Carpeted flooring, radiator, uPVC double glazed window facing the front. Storage cupboard.

Bathroom - 6'7 x 6'4

Vinyl flooring, radiator, frosted uPVC double glazed window facing the front. Standard WC, pedestal mounted wash hand basin, panelled bath with shower over, tiled splash backs, extractor fan.

Garden -

Enclosed by timber lap fencing, mainly laid to lawn with patio area, feature borders, side gate leading the driveway.

Front -

Driveway for multiple vehicles, front garden which is laid to lawn.

Area Map



Floor Plans



Energy Efficiency Graph

