

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonrough.gov.uk/residents/housing/selective-licensing/selective-licensing>

Energy Efficiency Rating		EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	A	59	Very energy efficient - lower running costs
B			
C			
D			
E			
F			
G			
Very energy inefficient - higher running costs			
Current	81		
Desirable			

A map of Newborough, showing the location of the Newborough Hall Hotel. The map includes roads like White Post Rd, Guntons Rd, and Thorney Rd, and landmarks like Milking Nook and the A16.

Floor 1 Building 1 Approximate total area* 124.37 m² Reduced headroom 1.28 m²	Floor 0 Building 1
Floor 1 Building 2	Floor 0 Building 2

A two-story yellow brick house with a blue door and white window frames. The house has a red brick chimney and a satellite dish on the side. The front garden is green with a tree and a gravel path. The house is located on Guntons Road, Newborough, Peterborough, PE6 7QW. The price is £425,000 - Freehold, Tax Band - D. The house has 4 bedrooms, 2 bathrooms, and 2 living areas.

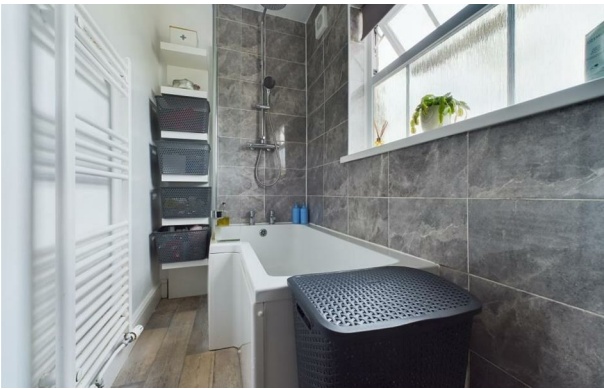
Guntons Road

Newborough, Peterborough, PE6 7QW

We are proud to bring to the market this beautiful family home situated on a generous plot in the sought after Cambridgeshire village of Newborough, with easy access to Peterborough and within the catchment area of the popular Arthur Mellows secondary school. Within the village there is a selection of local amenities such as a GP surgery, pharmacy, convenience store, primary school, and pre-school. This impressive home was constructed in 1909 and offers the perfect mix of period features and modern living throughout. Set well back from the road, there is a front garden and gravelled driveway with double gated access to the rear of the property.

Internally comprising of an entrance hallway, providing central access to all the main ground floor living areas and an external door to the rear garden, the spacious dual aspect living room features a real log burning stove with brick surround, as well as French doors opening out on to a rear decked area. The kitchen is fitted with country style wooden base and eye level units with a butler sink, and offers space for a range style cooker, dishwasher, washing machine and fridge freezer. From here there are double doors leading to the dining room with exposed timber flooring and feature fireplace. To the first floor, there are four good sized bedrooms, with an en-suite shower room to the master. The family bathroom has also recently been refitted with a three-piece suite, stylish ceramic tiling, and a shower over bath. The rear garden is a fantastic size and offers a variety of mature trees and shrubs, offering a fantastic degree of privacy from neighbouring properties. There is a large patio area with a gate leading to the lawn, as well as a summer house and brick-built storage shed with power and lighting. Viewing highly advised to appreciate the stunning space on offer.

- Entrance Hall**
1.94 x 6.11 (6'4" x 20'0")
- Living Room**
3.93 x 6.14 (12'10" x 20'1")
- Kitchen**
4.46 x 2.29 (14'7" x 7'6")
- Dining Room**
3.93 x 3.82 (12'10" x 12'6")
- Landing**
1.94 x 4.85 (6'4" x 15'10")
- Master Bedroom**
3.93 x 3.80 (12'10" x 12'5")
- En-Suite To Master Bedroom**
1.83 x 1.18 (6'0" x 3'10")
- Bedroom Two**
3.91 x 3.76 (12'9" x 12'4")
- Bedroom Three**
3.91 x 2.22 (12'9" x 7'3")
- Bathroom**
2.99 x 1.26 (9'9" x 4'1")
- Bedroom Four**
3.32 x 2.27 (10'10" x 7'5")
- Storage Shed**
2.95 x 3.03 (9'8" x 9'11")
- EPC - D**
59/81



- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
Verified Material Information
- Council tax band: D
Council tax annual charge: £2116.38 a year (£176.37 a month)
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing and Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
- Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

