



8 Horner Close, Gunthorpe, Peterborough, PE4 7ES

 **NEWTON FALLOWELL**

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Key Features

- Modern Family Home
- TWO DOUBLE BEDROOMS
- Spacious Lounge & Kitchen Diner
- Downstairs WC & Upstairs Bathroom
- Parking to Front & Garden to Rear
- BOUGHT FROM NEW IN 2021 BY CURRENT OWNERS
- Ideal First-Time Home or Investment
- EPC Rating B
- Freehold

Guide price £200,000 - £210,000





This modern family home was BOUGHT FROM NEW IN 2021 by the current owners and could make an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, useful downstairs WC, modern kitchen diner to the front of the home with free-standing appliance spaces, spacious lounge to the rear with doors onto the rear garden, with the first floor landing separating TWO DOUBLE BEDROOMS and the family bathroom, which benefits from a contemporary three-piece white suite. Outside there is parking to the front aspect and a garden to the rear, with the garden boasting lawn and patio seating.

Entrance Hall

Kitchen/Breakfast Room 9'6" x 14'0" (2.9m x 4.3m)

WC 3'6" x 5'0" (1.1m x 1.5m)

Living Room 13'0" x 11'6" (4m x 3.5m)

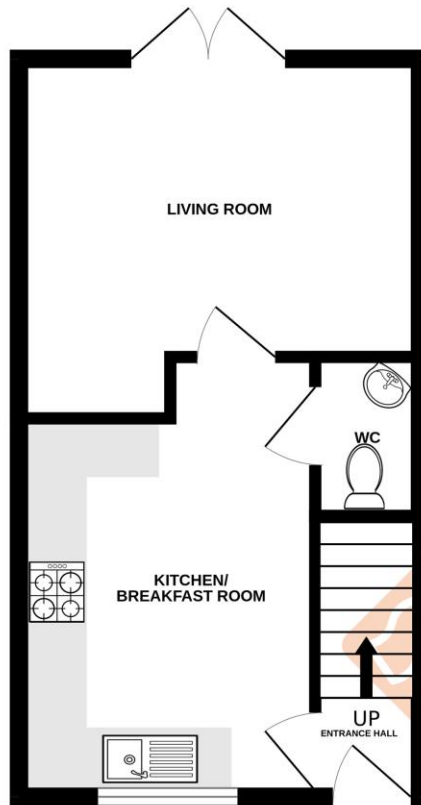
Landing

Bedroom One 13'0" x 8'6" (4m x 2.6m)

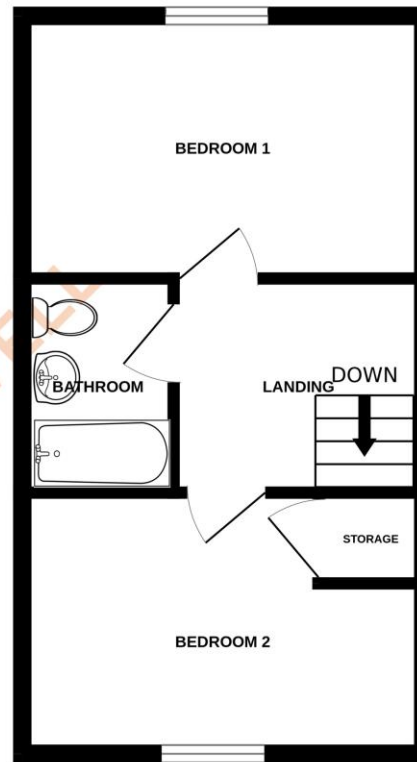
Bedroom Two 13'0" x 8'6" (4m x 2.6m)

Bathroom 5'0" x 7'0" (1.5m x 2.1m)

GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.