



47 Wasdale Gardens, Gunthorpe, Peterborough, PE4 7ZT

 **NEWTON FALLOWELL**



Key Features

- Well Presented Link Detached Home
- THREE BEDROOMS
- Refurbished Kitchen Diner
- Spacious Lounge & Downstairs WC
- Three-Piece Family Bathroom
- GARAGE & DRIVEWAY PARKING
- SOUTHERLY-FACING REAR GARDEN
- EPC Rating D
- Freehold

£250,000





This link-detached family home benefits from having been refurbished within recent years to include a stunning kitchen, modern boiler, as well as new windows, fascias and soffits. The well presented accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge to the front and a stunning refurbished kitchen to the rear, hosting Karndean flooring and integrated appliances such as fridge, freezer, washing machine and oven, with the first floor landing separating THREE BEDROOMS and the family bathroom, which benefits from a three-piece white suite. Outside there is driveway parking to the front aspect leading to the GARAGE, with access available to the garage also from the rear garden, which is enclosed and southerly-facing.

Entrance Hall

WC

Lounge 15'0" x 13'6" (4.6m x 4.1m)

Kitchen Diner 15'0" x 8'6" (4.6m x 2.6m)

Landing

Bedroom One 9'0" x 11'6" (2.7m x 3.5m)

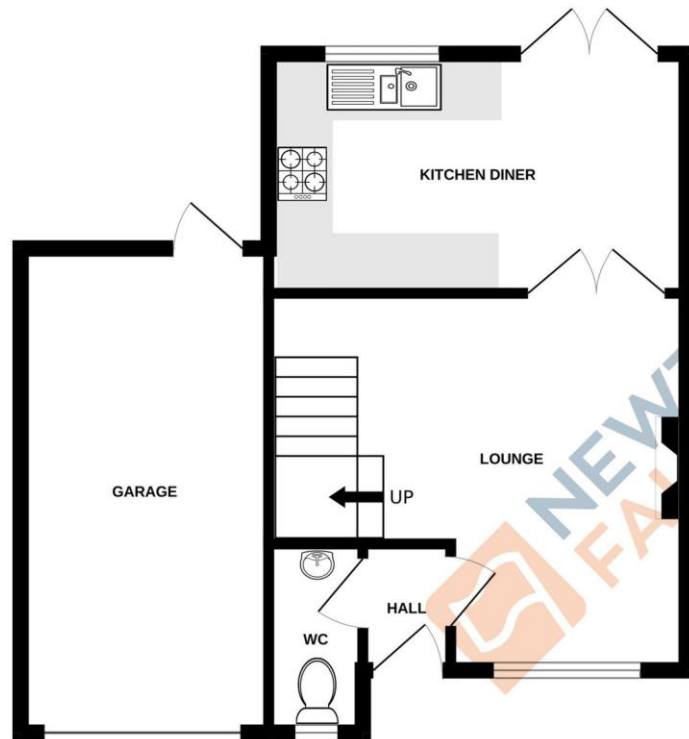
Bedroom Two 9'0" x 9'6" (2.7m x 2.9m)

Bedroom Three 5'6" x 6'0" (1.7m x 1.8m)

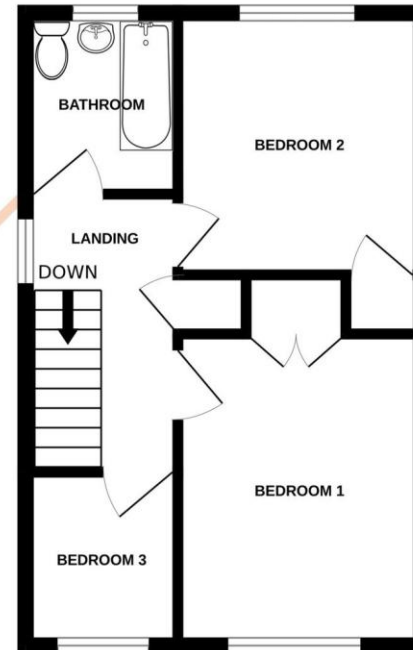
Family Bathroom 5'6" x 6'6" (1.7m x 2m)

Garage 9'0" x 17'6" (2.7m x 5.3m)

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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.
Made with Metropix ©2024

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

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.