



 **NEWTON**
FALLOWELL

135 Manor Drive, Gunthorpe, Peterborough, PE4 7AR

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Key Features

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

Guide Price £210,000 - £220,000





This modern family home 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 a garden to the rear, with parking to the rear aspect.

Entrance Hall

Kitchen/Diner 2.99m x 3.61m (9'10" x 11'10")

Wc 0.87m x 1.52m (2'11" x 5'0")

Lounge 4.01m x 4.06m (13'2" x 13'4")

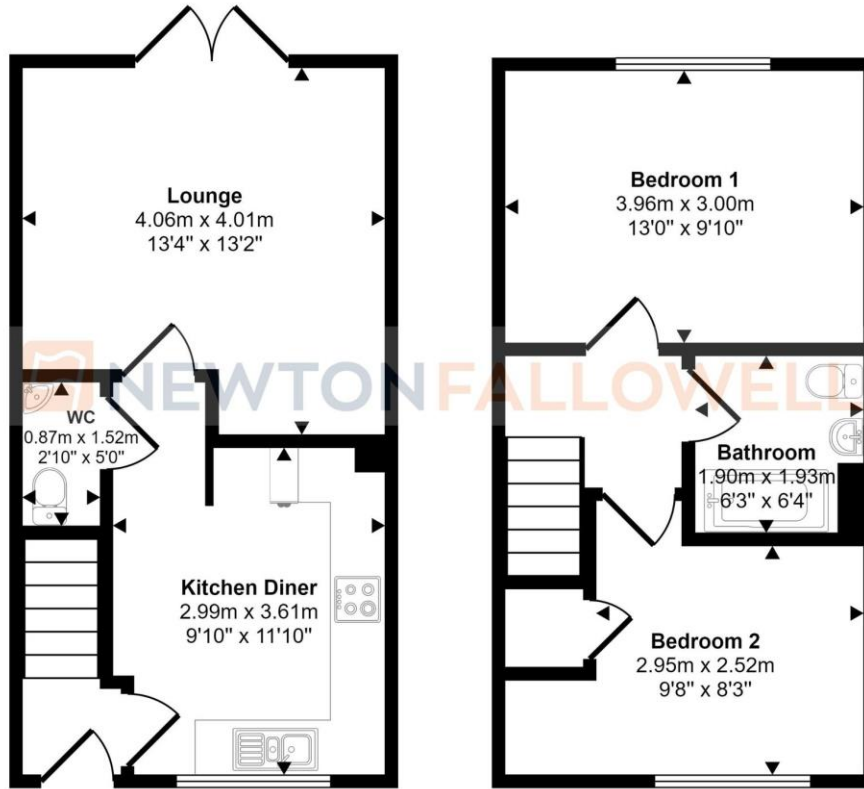
Landing

Bedroom One 3.96m x 3.00m (13'0" x 9'10")

Bedroom Two 3.96m x 2.52m (13'0" x 8'4")

Bathroom 1.93m x 1.90m (6'4" x 6'2")

Approx Gross Internal Area
62 sq m / 664 sq ft



Ground Floor
Approx 31 sq m / 336 sq ft

First Floor
Approx 30 sq m / 328 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

