



NEWTON FALLOWELL

49 Hawkshead Way, Gunthorpe, Peterborough, PE4 7JN

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Semi Detached House
- TWO BEDROOMS
- Lounge, Kitchen & Family Bathroom
- SOUTH FACING PRIVATE REAR GARDEN
- Off Road Parking
- Ideal First Time Home or Investment
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

£190,000





This semi detached family home offers TWO BEDROOMS and a SOUTH-FACING GARDEN backing onto open fields the home is being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall, a kitchen and lounge diner. Two bedrooms found upstairs alongside a family bathroom. Outside there is a driveway to the front of the home with an easy to maintain rear garden mainly laid to patio and lawn.

Upon entering the property, you are welcomed by a hallway that leads directly into the lounge. From the lounge, you gain access to the kitchen, which is equipped with space for a washing machine and a fridge freezer. The kitchen also has a back door that opens into the garden.

On the first floor, the landing separates two bedrooms. Bedroom one comes with built-in fitted wardrobes, offering ample storage. There is also a three-piece family bathroom, complete with a shower over the bath.

The PRIVATE SOUTH-FACING rear garden is enclosed and features both a patio and a lawn area, perfect for outdoor relaxation. Gated access to the left-hand side of the property provides off-road parking, with space for multiple vehicles.

Entrance Hall

Kitchen 3.47m x 2.44m (11'5" x 8'0")

Lounge Diner 3.46m x 3.99m (11'5" x 13'1")

Landing

Bedroom One 2.46m x 3.36m (8'1" x 11'0")

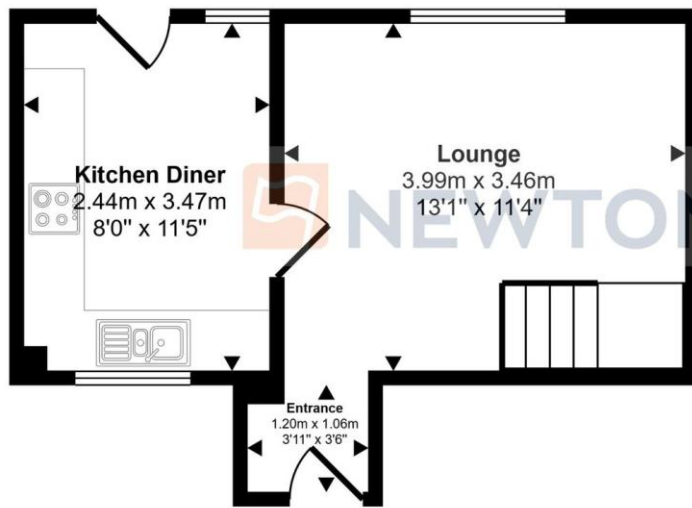
Bedroom Two 1.58m x 3.12m (5'2" x 10'2")

Family Bathroom 1.69m x 1.62m (5'6" x 5'4")

Gunthorpe

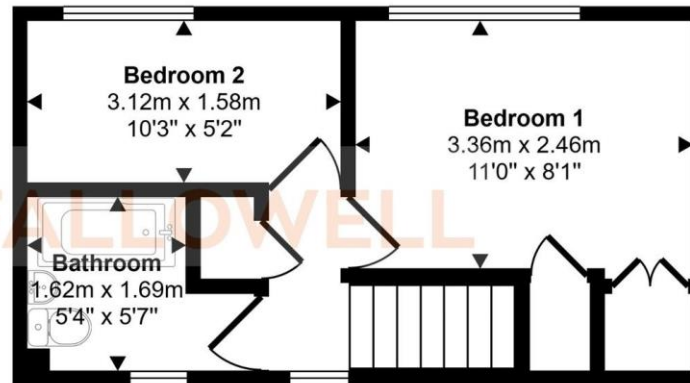
Gunthorpe is a suburb of Peterborough, situated on the northern outskirts of the city, within 3 miles of the city centre and train station. Gunthorpe offers local amenities to include a Nisa convenience store, a Fish & Chip shop, The Harrier Pub & Restaurant. As well as local schooling to include Norwood Primary School.

Approx Gross Internal Area
47 sq m / 508 sq ft



Ground Floor
Approx 24 sq m / 261 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.



First Floor
Approx 23 sq m / 247 sq ft

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

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.



SCAN ME