



 **NEWTON**
FALLOWELL

48 Beauvale Gardens, Gunthorpe, Peterborough, PE4 7UG

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Key Features

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SUPERB CONDITION THROUGHOUT
- Spacious Lounge & Kitchen Diner
- Garage & Driveway Parking
- Three Piece Shower Room
- SOUTH FACING REAR GARDEN
- EPC Rating TBC
- Freehold

£285,000





A detached bungalow in SUPERB CONDITION benefiting from a GENEROUS SOUTH-FACING GARDEN and situated within walking distance of amenities. The accommodation comprises of a centralised entrance hall, spacious lounge, kitchen diner, TWO DOUBLE BEDROOMS and a contemporary shower room. Outside there is driveway parking for multiple vehicles leading to a garage, as well as a generous south-facing garden to the rear.

Upon entering the home, you will find two double bedrooms. Opposite the kitchen diner situated to the rear is the lounge looking out onto the front of the stunning bungalow. The kitchen diner is the ideal entertaining area, with a door opening out onto the rear garden. The kitchen itself hosts an abundance of work surface and cupboard storage, as well as integrated appliances to include fridge, freezer, oven, dishwasher and hob. The shower room boasts a contemporary three-piece suite.

Outside there is driveway parking to the rear of the home, which leads to the garage hosting power and lighting, as well as a personnel door accessible from the rear garden. With side gated access from the front aspect, the generous rear garden offers patio seating, fully enclosed to the boundaries, private and south-facing.

Entrance Hall

Lounge 4.47m x 3.95m (14'8" x 13'0")

Kitchen Diner 3.58m x 5.36m (11'8" x 17'7")

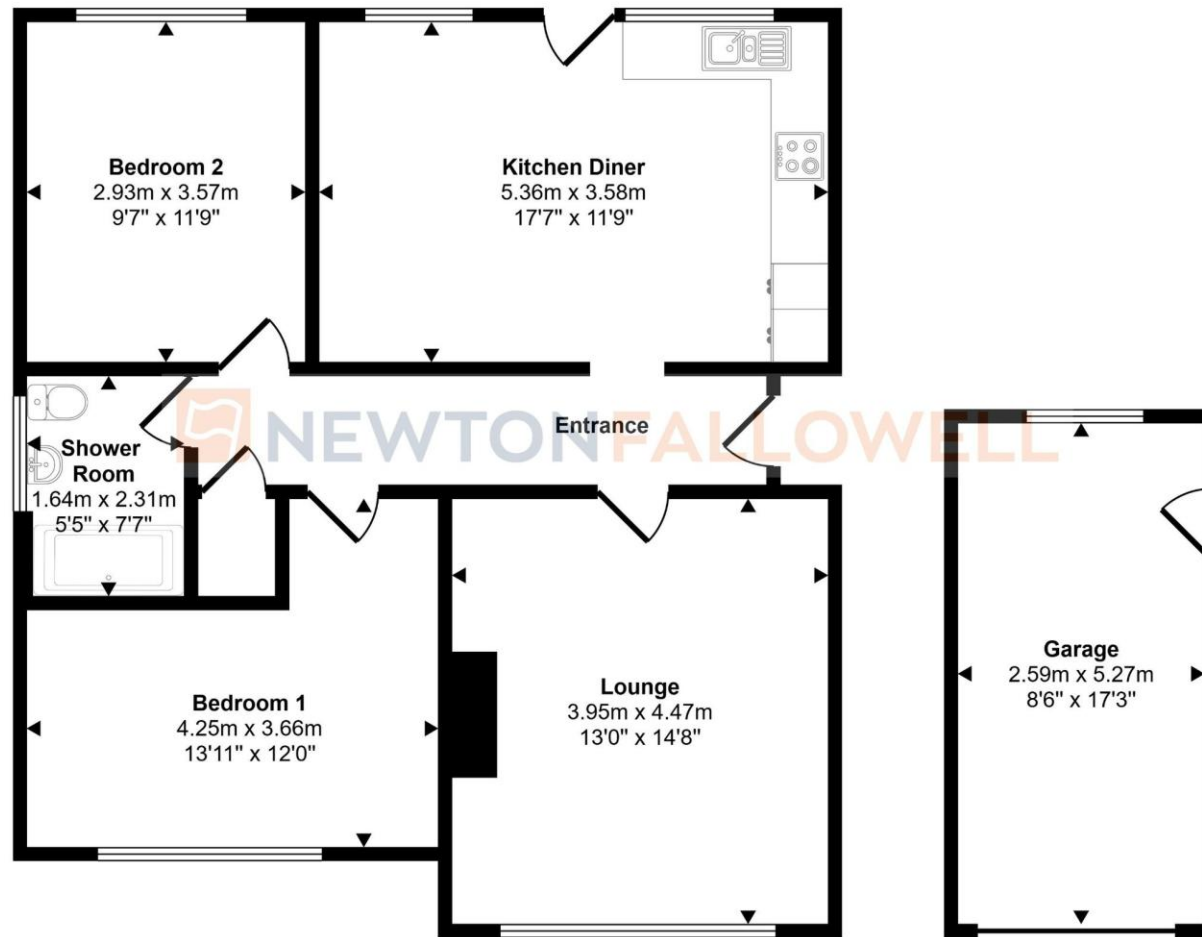
Bedroom One 3.36m x 4.25m (11'0" x 13'11")

Bedroom Two 3.57m x 2.93m (11'8" x 9'7")

Shower Room 2.31m x 1.64m (7'7" x 5'5")

Garage 5.27m x 2.59m (17'4" x 8'6")

Approx Gross Internal Area
88 sq m / 951 sq ft



Floorplan
Approx 75 sq m / 804 sq ft

Garage
Approx 14 sq m / 147 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: 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.



SCAN ME