



 **NEWTON**  
FALLOWELL

63 Campbell Drive, Gunthorpe, Peterborough, PE4 7ZL

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## Key Features

- RECENTLY RENOVATED THROUGHOUT
- End of Terrace Family Home
- One Bedroom
- Modern Kitchen & Lounge
- CONTEMPORARY SHOWER ROOM
- SOUTH FACING REAR GARDEN & PARKING
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Guide price £145,000 - £150,000





This one-bedroom end of terrace home has been **RECENTLY RENOVATED THROUGHOUT** and is being sold with **NO ONWARD CHAIN**, making an ideal first-time home or investment opportunity. The accommodation comprises of a lounge, recently re-fitted kitchen offering high-specification units and new integrated oven, extractor and hob, with a double bedroom on the first floor alongside a contemporary shower room, which boasts a recently re-fitted high-specification three-piece suite to include walk-in shower and heated towel rail. The property also benefits from having been recently redecorated throughout, in addition to newly-fitted carpets and radiators. Outside there is **OFF ROAD PARKING** and an enclosed **SOUTH-FACING** garden to the rear.

Lounge 3.29m x 3.06m (10'10" x 10'0")

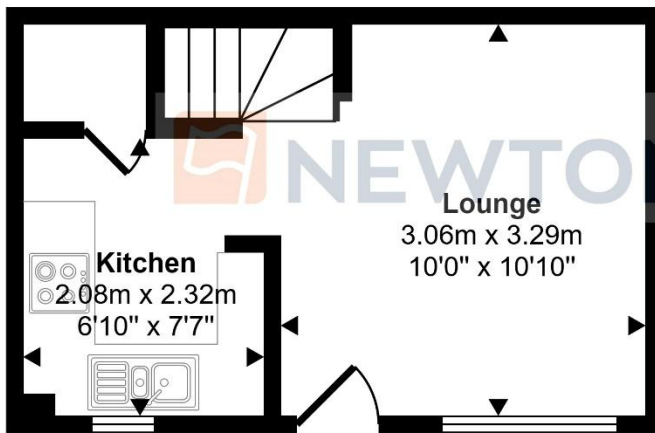
Kitchen 2.32m x 2.08m (7'7" x 6'10")

Landing

Bedroom One 3.28m x 3.19m (10'10" x 10'6")

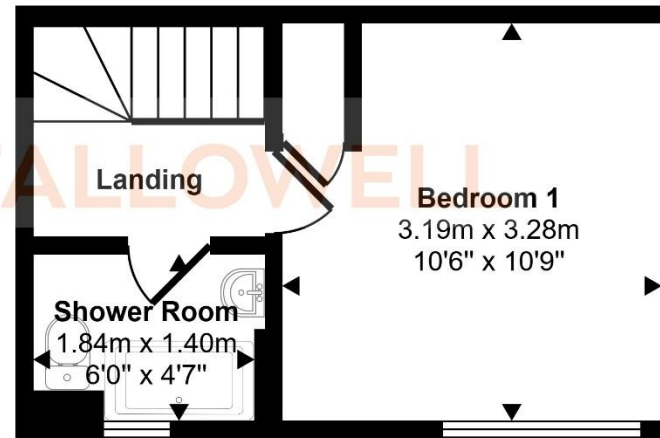
Shower Room 1.4m x 1.84m (4'7" x 6'0")

**Approx Gross Internal Area**  
**35 sq m / 374 sq ft**



### Ground Floor

**Approx 17 sq m / 186 sq ft**



### First Floor

**Approx 17 sq m / 188 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: 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.



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