



60 Campbell Drive, Gunthorpe, Peterborough, PE4 7ZL

 **NEWTON FALLOWELL**



2 1 1

## Key Features

- AVAILABLE IMMEDIATELY!
- Terraced Family Home in Cul-De-Sac
- TWO BEDROOMS
- Spacious Lounge & Kitchen Diner
- Upstairs Contemporary Family Bathroom
- GARAGE & PARKING TO REAR
- Enclosed Rear Garden
- EPC Rating C

£950 PCM





This terraced family home is AVAILABLE IMMEDIATELY, situated within a popular cul-de-sac position in Gunthorpe, offering TWO BEDROOMS and a GARAGE to the rear. The accommodation comprises of an entrance hall, spacious lounge to the front of the home and a kitchen diner to the rear, which overlooks and provides access onto the rear garden, whilst the first floor landing separates two bedrooms and the family bathroom, which hosts a contemporary three-piece white suite with a shower over the bath. Outside there is an enclosed garden to the rear offering lawn and patio seating, with gated access leading to parking and a garage, which are also located to the rear.

Entrance Hall

Lounge 3.57m x 3.33m (11'8" x 10'11")

Kitchen Diner 3.09m x 3.33m (10'1" x 10'11")

Landing

Bedroom One 3.49m x 3.39m (11'6" x 11'1")

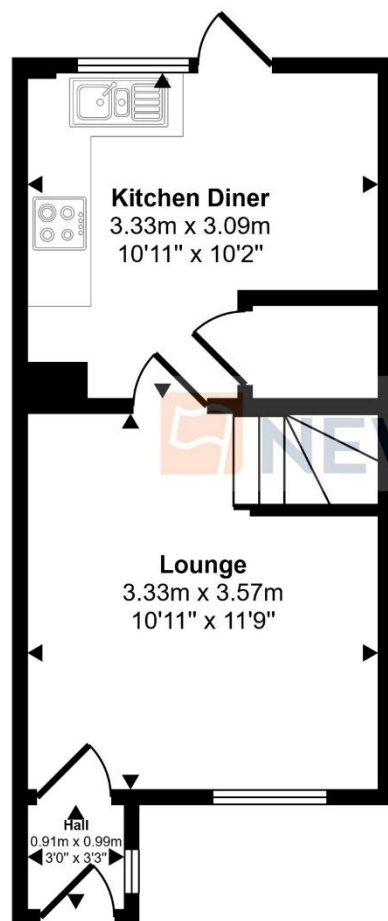
Bedroom Two 2.1m x 1.95m (6'11" x 6'5")

Family Bathroom 2.79m x 1.28m (9'2" x 4'2")

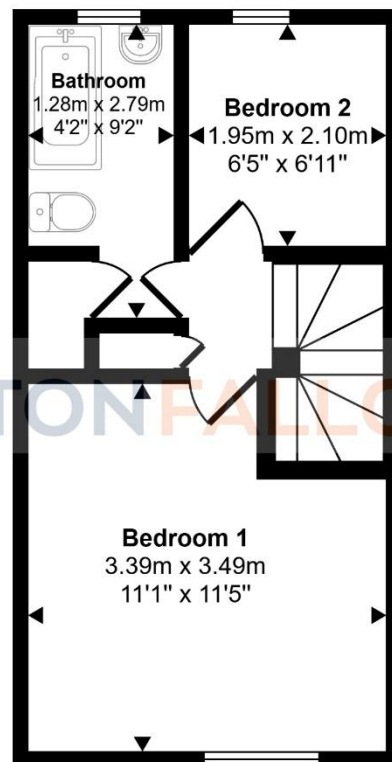
Garage 4.86m x 2.24m (15'11" x 7'4")



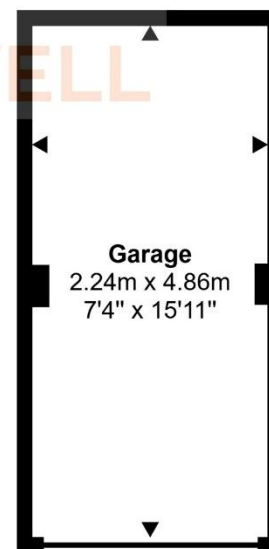
**Approx Gross Internal Area**  
**58 sq m / 625 sq ft**



**Ground Floor**  
**Approx 24 sq m / 255 sq ft**



**First Floor**  
**Approx 23 sq m / 253 sq ft**



**Garage**  
**Approx 11 sq m / 117 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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