



NEWTON
FALLOWELL

11 Mardale Gardens, Gunthorpe, Peterborough, PE4 7GD

 **NEWTON FALLOWELL**

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Key Features

- Semi-Detached Bungalow in Cul-De-Sac
- TWO BEDROOMS
- Spacious Lounge Diner & Kitchen
- Contemporary Shower Room
- GARAGE & DRIVEWAY PARKING
- Enclosed Rear Garden
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Offers In The Region Of £220,000





This semi-detached bungalow is positioned within a quiet cul-de-sac and offers TWO BEDROOMS and a GARAGE, whilst also being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall, lounge diner doors leading out onto the rear garden, modern kitchen hosting an integrated oven and freestanding appliance spaces, two bedrooms and a shower room, which boasts a contemporary three-piece suite including a walk-in shower. Outside there is driveway parking located in front of the garage, which can also be accessed via the rear garden, with the garden also benefiting from decked seating and artificial lawn.

Agent's Note

The homeowner is also selling a property on Gunthorpe Road, with the rear garden backing onto the garden of this bungalow, which presents an ideal opportunity for a five bedroom semi-detached house to be bought with ideal access to this two-bedroom semi-detached bungalow for those requiring an annex-like facility.

Entrance Hall

Lounge Diner 4.57m x 3.46m (15'0" x 11'5")

Kitchen 2.83m x 3.45m (9'4" x 11'4")

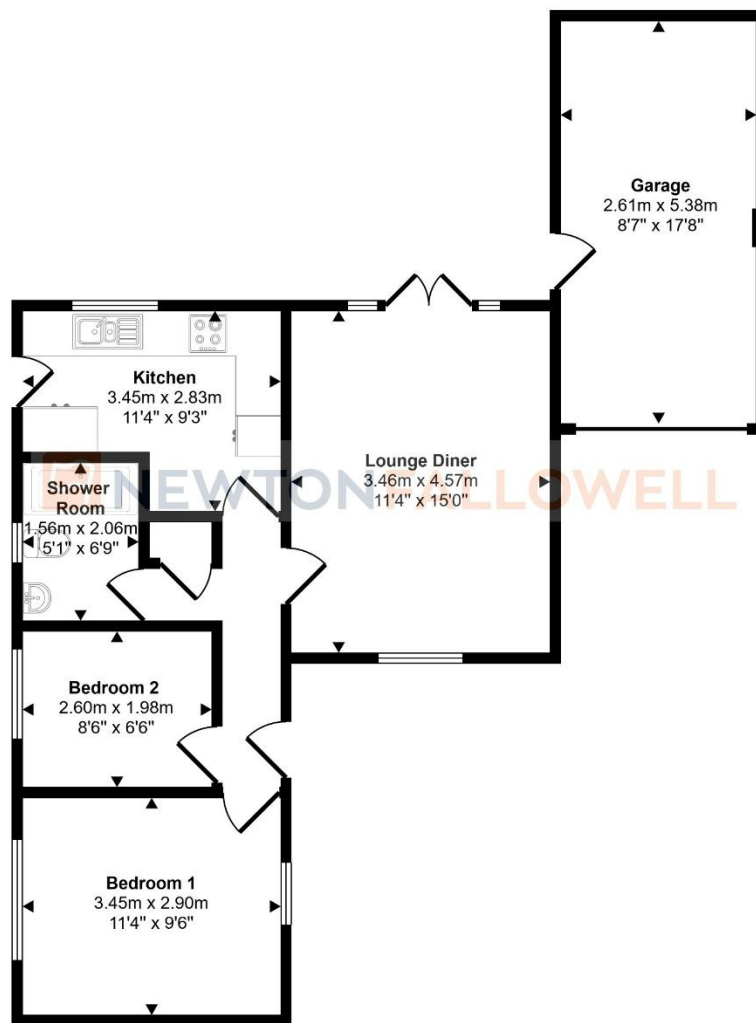
Bedroom One 2.9m x 3.45m (9'6" x 11'4")

Bedroom Two 1.98m x 2.6m (6'6" x 8'6")

Shower Room 2.06m x 1.56m (6'10" x 5'1")

Garage 5.38m x 2.61m (17'8" x 8'7")

Approx Gross Internal Area
63 sq m / 681 sq ft



Floorplan

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.



SCAN ME