



NEWTON FALLOWELL

9 Gunthorpe Road, Gunthorpe, Peterborough, PE4 7TG

 **NEWTON FALLOWELL**

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Key Features

- Semi Detached Home
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- Family Bathroom & Downstairs WC
- NO ONWARD CHAIN
- Garage & Off Road Parking
- Enclosed Rear Garden
- EPC Rating TBC
- Freehold

£260,000





NO ONWARD CHAIN! Presenting this attractive semi-detached THREE BEDROOM home, ideally located in the highly desirable Gunthorpe area. This property boasts THREE RECEPTION ROOMS and convenient off-road parking, which leads to a DETACHED GARAGE. Its prime location offers easy access to a range of local amenities.

Upon entering, you are greeted by a entrance hall that provides access to the various living spaces. The lounge is a welcoming area, while the dining room offers ample space for entertaining guests, leading to the conservatory with patio doors to the private rear garden. The kitchen is functional and well-appointed, providing an excellent area for meal preparation, with access to the downstairs WC.

The home comprises three generously sized bedrooms, each with the potential to serve as guest rooms, home offices, or personal retreats. A contemporary shower room adds a modern touch, featuring stylish fittings and fixtures.

The outdoor space is equally impressive. To the rear, you'll find an enclosed garden that ensures privacy and is primarily laid to lawn, creating a tranquil setting for outdoor activities or gardening. A patio area is also included, perfect for alfresco dining or enjoying a morning coffee. At the front of the property, an easily maintainable garden enhances the curb appeal. The driveway accommodates multiple vehicles, leading directly to the detached garage, providing additional storage or workshop space.

This home presents an exceptional opportunity to secure a comfortable home in a sought-after location, all while being sold with no onward chain.

Entrance Hall

Lounge 3.72m x 3.6m (12'2" x 11'10")

Dining Room 3.74m x 2.37m (12'4" x 7'10")

Kitchen 3.97m x 3.09m (13'0" x 10'1")

Conservatory 2.39m x 3.07m (7'10" x 10'1")

Downstairs WC 1.05m x 0.89m (3'5" x 2'11")

Landing

Bedroom One 3.73m x 3.29m (12'2" x 10'10")

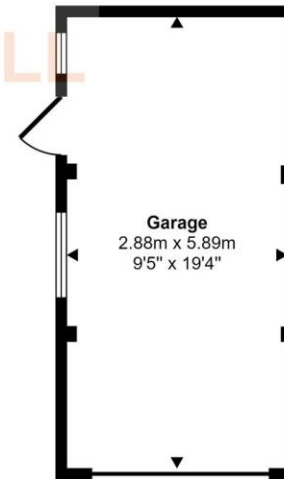
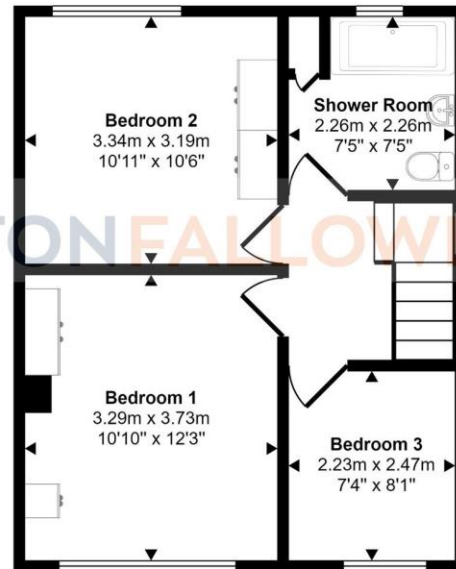
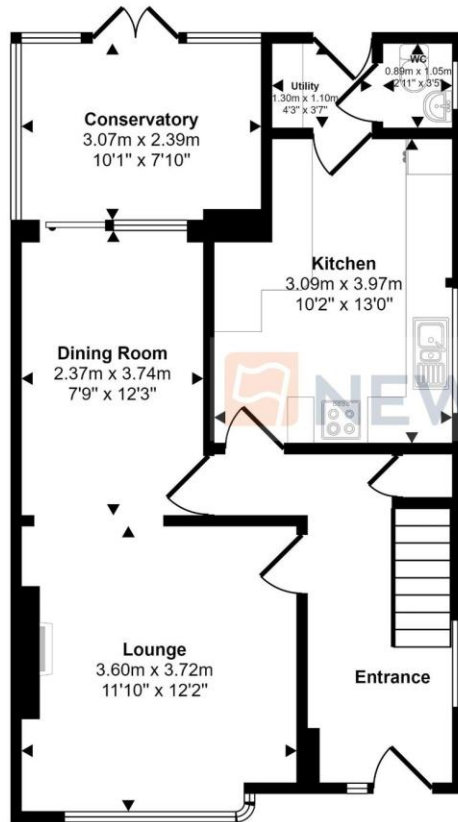
Bedroom Two 3.19m x 3.34m (10'6" x 11'0")

Bedroom Three 2.47m x 2.23m (8'1" x 7'4")

Shower Room 2.26m x 2.26m (7'5" x 7'5")

Garage 5.89m x 2.88m (19'4" x 9'5")

Approx Gross Internal Area
112 sq m / 1210 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.



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