



NEWTON
FOLLOWELL

7 Draper Road, Gunthorpe, Peterborough, PE4 7ER

 **NEWTON FOLLOWELL**

3 1 1

Key Features

- AVAILABLE MID-DECEMBER!
- Modern End Terrace Family Home
- THREE BEDROOMS
- Kitchen Diner & Lounge
- Downstairs WC & Contemporary Family Bathroom
- Driveway Parking to Side Aspect
- Enclosed Rear Garden
- EPC Rating B

£1,200 PCM





This modern end of terrace home is AVAILABLE FROM MID-DECEMBER and benefits from THREE BEDROOMS, driveway parking and an enclosed rear garden. The accommodation comprises of an entrance hall, useful downstairs WC, modern kitchen diner to the front aspect and a spacious lounge to the rear with French doors onto the rear garden and convenient understairs storage cupboard, whilst upstairs the landing separates three bedrooms, with the main bedroom benefiting from a built-in storage cupboard, as well as the family bathroom, which boasts a contemporary three-piece white suite with a shower over the bath. Outside there is driveway parking to the side aspect and side gated access to the enclosed rear garden, which hosts patio seating and lawn.

Entrance Hall

WC

Kitchen Diner 13'5" x 11'7" (4.1m x 3.5m)

Lounge 11'10" x 14'10" (3.6m x 4.5m)

Landing

Bedroom One 9'8" x 14'10" (2.9m x 4.5m)

Bedroom Two 9'9" x 8'5" (3m x 2.6m)

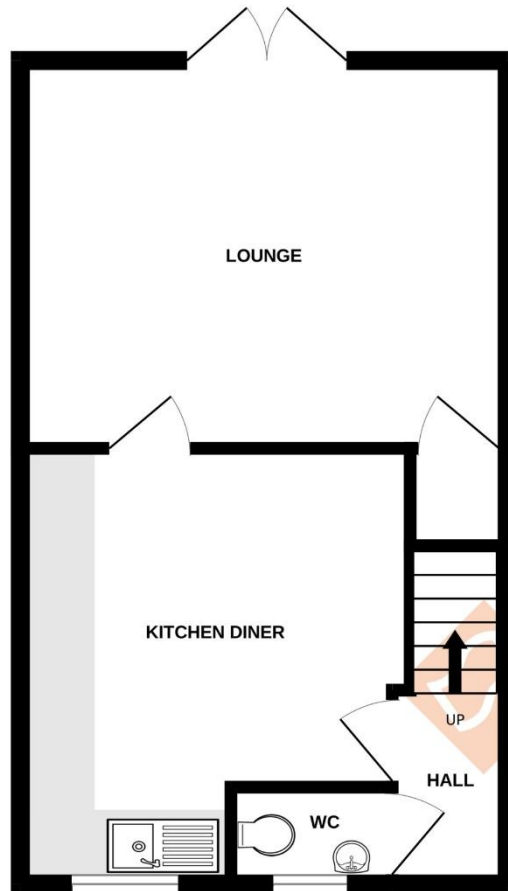
Bedroom Three 6'9" x 6'0" (2.1m x 1.8m)

Family Bathroom 5'5" x 8'5" (1.7m x 2.6m)

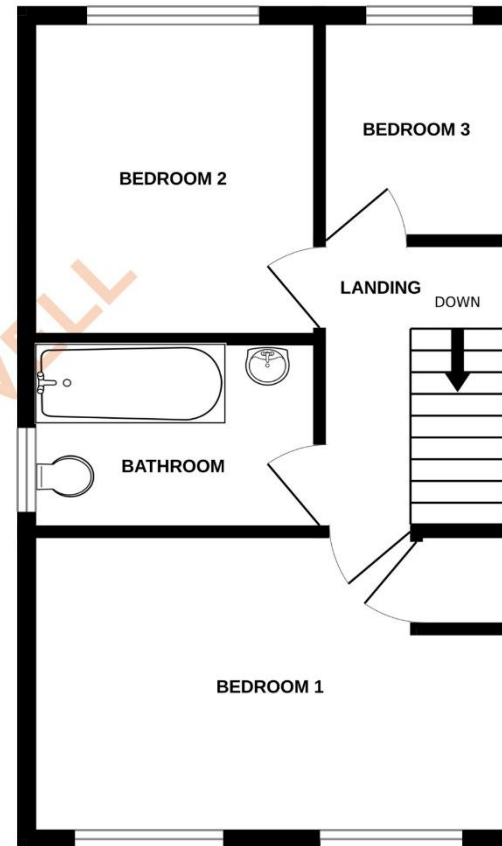
Gunthorpe

Gunthorpe is a suburb of Peterborough, situated to the north of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Gunthorpe offers a local bus route, as well as a wealth of amenities to include multiple convenience stores, multiple takeaways including Indian cuisine, Chinese and fish and chip shop, Studio 74 hair and beauty salon and The Harrier pub, with further amenities available within close proximity, such as supermarkets, petrol stations, leisure centre, pharmacy, dentists, opticians, and health club and spa. There is local primary and secondary schooling in Gunthorpe, which includes Gunthorpe Primary School, Norwood Primary School and Manor Drive Academy, with further schooling available nearby such as Werrington Primary School, William Law, Ken Stimpson Secondary School and Queen Katharine Academy.

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



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.

TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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