

Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
86	86
Any energy efficient - lower rating costs 172 (94%) B 151 (91%) C 134 (84%) D 118 (81%) E 101 (74%) F 82 (61%) G 65 (48%) The energy efficient - higher rating costs	
EU Directive 2002/91/EC England & Wales	

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Pennine Way

Peterborough, PE4 7TA

Guide Price £170,000 - Freehold , Tax Band - A



Pennine Way

Peterborough, PE4 7TA

GUIDE PRICE £170,000 - £190,000.

Welcome to this charming semi-detached house located on Pennine Way in the sought-after area of Gunthorpe in Peterborough. This property boasts an entrance hallway, cosy living room, kitchen diner, downstairs cloakroom, utility room, two spacious double bedrooms, and a three piece family bathroom. The house offers great potential to modernise and extend, subject to planning permission, allowing you to truly make it your own.

Situated within walking distance of local schools, this home is perfect for families looking for convenience and a sense of community. The two double bedrooms provide ample space for a growing family or guests, ensuring everyone has their own comfortable retreat. One of the standout features of this property is the block paved driveway, providing parking space for at least three vehicles, a rare find in this area. Additionally, the large rear garden offers plenty of outdoor space for relaxation, entertaining, or even gardening enthusiasts. Don't miss out on the opportunity to own a home in this highly popular area with great potential for personalisation and expansion. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your family.

Entrance Hall
5'2" x 6'11"

Living Room
16'0" x 11'5"

Kitchen/Diner
11'0" x 7'10"

WC
4'3" x 2'9"

Utility Room
7'8" x 4'9"

Landing
6'6", 29'6" x 13'10"

Master Bedroom
12'1" x 10'9"

Bedroom Two
12'10" x 8'7"



Bathroom
6'1" x 8'2"

EPC - D
58/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Awaiting

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.