



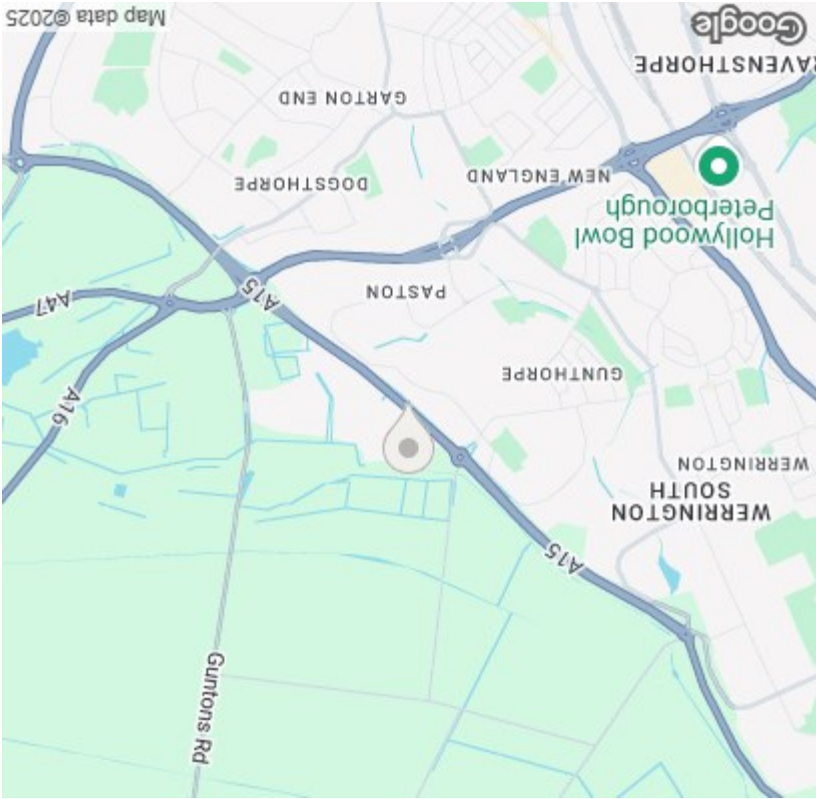
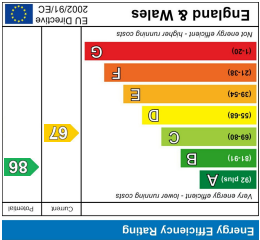
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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/>

Bowness Way

Peterborough, PE4 7NG

****Guide Price £215,000 - £220,000****
Nestled in the desirable cul-de-sac of Bowness Way, Gunthorpe, Peterborough, this modern end terraced house presents an excellent opportunity for families and professionals alike. Recently refurbished to a high standard, the property boasts a contemporary design that is both stylish and functional. Briefly offering an entrance hallway, lounge, kitchen diner, a three piece shower room, and three well proportioned bedrooms.

As you walk through the door into the entrance hallway, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. To the rear is a modern kitchen diner with a range of base and eye level units, and tiled flooring. The house features three well-proportioned bedrooms, providing ample accommodation for a growing family or those in need of extra space. The three piece shower room is thoughtfully designed, and has recently been replaced, ensuring comfort and convenience for all residents. One of the standout features of this property is the generous off-street parking, which is a rare find in many urban settings. This allows for easy access and peace of mind for vehicle owners. The front and rear gardens offer delightful outdoor spaces, ideal for enjoying the fresh air, gardening, or simply unwinding after a long day. Additionally, the property is equipped with a newly fitted gas combi boiler and the uPVC fascias were all replaced within the last six months, ensuring low maintenance for years to come. There is also ample storage space as the loft has been partly boarded out. This home is not only a beautiful living space but also a practical choice for modern living. Viewings highly advised.

- Entrance Hall**
4'1" x 6'3"
- Living Room**
13'10" x 14'11"
- Kitchen Diner**
8'9" x 14'10"
- Landing**
10'10" x 6'1"
- Master Bedroom**
11'1" x 8'8"
- Bedroom Two**
9'9" x 8'3"
- Bathroom**
5'6" x 6'7"
- Bedroom Three**
6'6" x 6'4"

EPC - D
67/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No



Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Ev Charging Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

