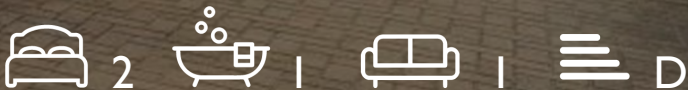




Pennine Way  
Gunthorpe, Peterborough, PE4 7TA

Guide Price £190,000 - Freehold , Tax Band - A



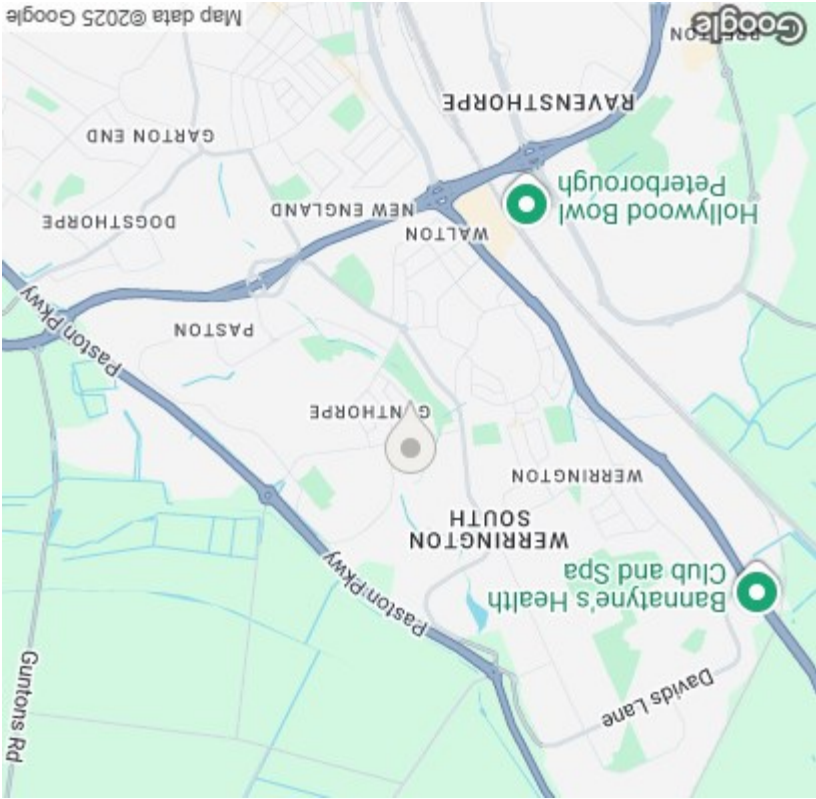
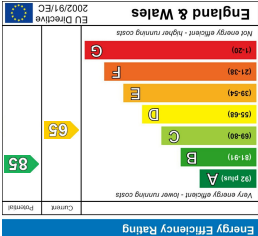
Floor Plan



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/>



Pennine Way

Gunthorpe, Peterborough, PE4 7TA

\*Guide Price £190,000 - £200,000\*

This attractive home on Pennine Way in Gunthorpe, Peterborough, is an ideal first-time buy or investment, featuring a welcoming hallway, spacious living room with conservatory, modern kitchen, utility and WC, two bedrooms and a family bathroom. Outside, it offers a block-paved driveway to the front and a generous rear garden with a newly laid patio and timber shed, making it both practical and appealing.

Set in the sought-after area of Gunthorpe, Peterborough, this ideal first-time buy or investment opportunity on Pennine Way boasts a welcoming entrance hall leading into a spacious living room that flows seamlessly into a bright conservatory overlooking the rear garden. The modern kitchen is complemented by a separate utility room and convenient ground floor V.C., making the layout both practical and functional. Upstairs, the property offers a comfortable master bedroom, a second well-proportioned bedroom, and a family bathroom, all accessed from the central landing. Externally, the home benefits from a block-paved driveway to the front, while the generous rear garden provides a perfect outdoor retreat with a newly laid patio ideal for entertaining and a timber shed for additional storage. This well-presented home combines thoughtful design with desirable outdoor space, making it an excellent choice for those looking to step onto the property ladder or expand their investment portfolio.

Entrance Hall  
2.17 x 1.64 (7'1" x 5'4")

Living Room  
3.51 x 4.87 (11'6" x 15'11")

Conservatory  
3.69 x 2.21 (12'1" x 7'3")

Kitchen  
2.39 x 3.37 (7'10" x 11'0")

Hallway  
0.90 x 0.90 (2'11" x 2'11")

WC

Utility Room  
1.50 x 2.42 (4'11" x 7'11")

Landing  
3.47 x 2.12 (11'4" x 6'11")

Master Bedroom  
3.36 x 3.71 (11'0" x 12'2")

Bathroom  
2.54 x 1.96 (8'3" x 6'5")

Bedroom Two  
2.65 x 3.91 (8'8" x 12'9")

EPC - D  
65/85

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 NOT allowed: 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, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttb, Cable  
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.

