



Haveswater Close  
Gunthorpe, Peterborough, PE4 7DT

Guide Price £220,000 - Freehold , Tax Band - B

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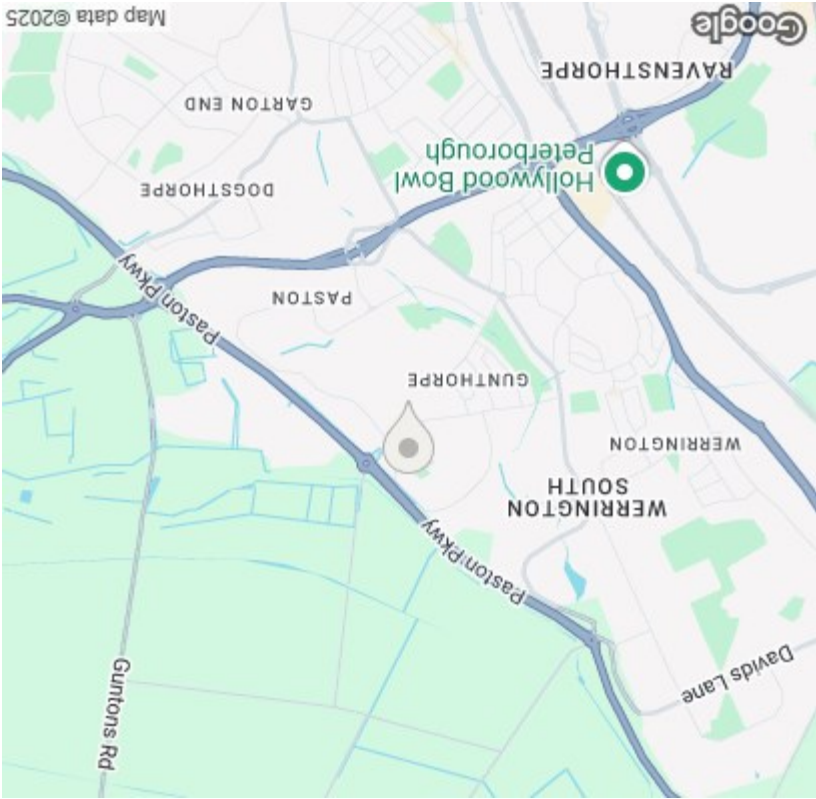
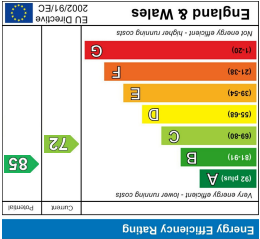
Floor Plan



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/>



Haveswater Close

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\*\*\*GUIDE PRICE £220,000 - £250,000\*\*\*

Situated in the sought-after Haveswater Close, Gunthorpe, this extended semi-detached home offers spacious and versatile family living. The property features a bright lounge leading to a dining room, a modern kitchen with access to the garden, and a convenient ground-floor WC. Upstairs are three well-proportioned bedrooms and a family bathroom. Externally, it benefits from front and rear gardens, ample parking, and a garage. With double glazing, gas central heating, and close proximity to schools, shops, and amenities, it's an ideal home for families seeking comfort and convenience.

Nestled in the ever-popular Haveswater Close, Gunthorpe, this extended semi-detached family home presents a wonderful opportunity for those seeking space, flexibility, and a convenient location. Upon entering, you are welcomed by an entrance hallway that leads to a light-filled lounge – the perfect space for relaxing or entertaining guests. Flowing seamlessly from the lounge is the dining room, which offers direct access to the rear garden and serves as the heart of the home. The well-appointed kitchen sits adjacent, providing a practical and sociable layout ideal for busy family life. A separate hallway connects to a useful ground-floor WC, enhancing convenience. Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom and two additional rooms that could serve as children's bedrooms, a guest room, or a home office. A family bathroom completes the first floor, providing modern facilities for day-to-day living. Externally, this home boasts attractive front and rear gardens, offering plenty of outdoor space for recreation and entertaining. The property also benefits from ample off-street parking and a garage, ensuring practicality for growing families. Fully uPVC double glazed and with gas central heating throughout, this property is both comfortable and energy-efficient. Situated within walking distance of highly regarded local schools, shops, and amenities, it is perfectly placed for convenient family living. With its versatile layout and desirable location, this home is an excellent choice for buyers seeking a property with both character and potential.

- Entrance Hall**  
1.35 x 1.92 (4'5" x 6'3")
- Lounge**  
3.66 x 4.44 (12'0" x 14'6")
- Dining Room**  
3.71 x 2.63 (12'2" x 8'7")
- Hallway**  
0.93 x 0.96 (3'0" x 3'1")
- WC**  
0.84 x 1.31 (2'9" x 4'3")
- Kitchen**  
2.07 x 3.42 (6'9" x 11'2")
- Landing**  
1.88 x 3.08 (6'2" x 10'1")
- Master Bedroom**  
2.70 x 3.21 (8'10" x 10'6")
- Bathroom**  
1.86 x 1.66 (6'1" x 5'5")
- Bedroom Two**  
2.47 x 3.23 (8'1" x 10'7")



- Bedroom Three**  
2.13 x 2.34 (6'11" x 7'8")
- Garage**  
2.63 x 5.54 (8'7" x 18'2")
- EPC - C**  
72/85
- 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, Garage, Garage Carport, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Adsl  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**