

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 guarantees. 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.

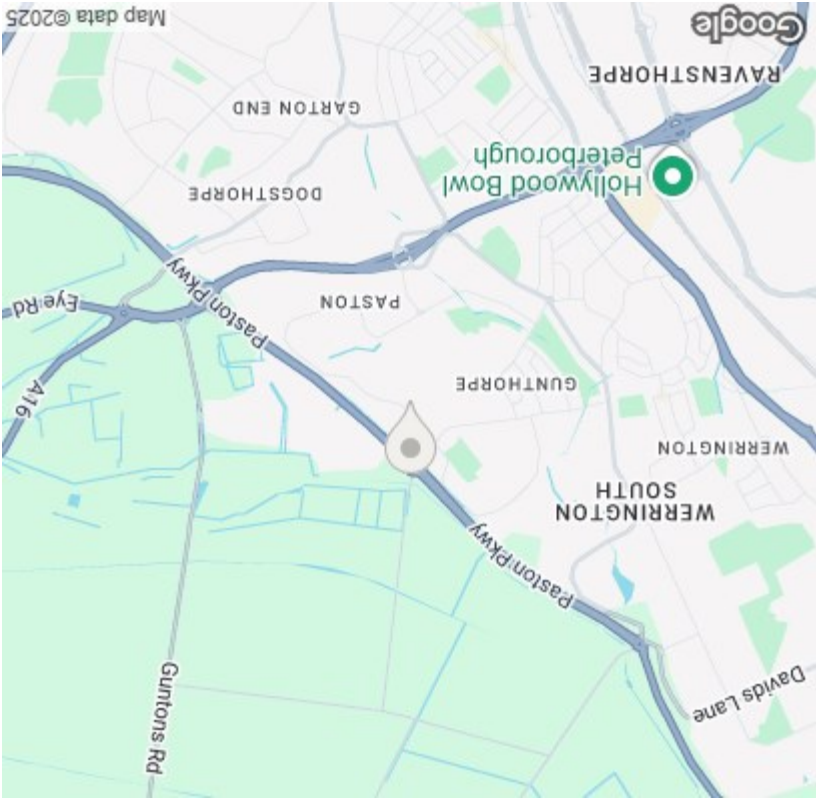
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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

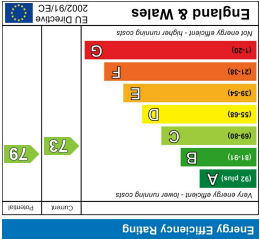


Floor Plan



Area Map

Energy Efficiency Graph



Caldbeck Close
Gunthorpe, Peterborough, PE4
7NF

75% Shared Ownership – please call for more information
Located in the quiet cul-de-sac of Caldbeck Close in Gunthorpe, this attractive semi-detached home offers three bedrooms, a well-designed layout, modern upgrades, and generous outdoor space, complete with driveway parking and a garage.

Situated in the sought-after cul-de-sac of Caldbeck Close in Gunthorpe, this well-presented semi-detached home combines modern upgrades with a practical layout, making it ideal for a variety of buyers. From the entrance hallway, you step into a bright and welcoming living room at the front of the property, offering an inviting space for relaxation, which in turn opens into the kitchen diner at the rear. This sociable hub of the home provides plenty of space for family meals and gatherings, with direct access to the garden for outdoor enjoyment. Upstairs, a well-proportioned landing leads to three bedrooms: a light and airy master bedroom, a generous second double bedroom, and a versatile third bedroom, perfect as a single room, nursery, or study, all served by a three piece family bathroom. The property has been thoughtfully updated with replacement uPVC double-glazed windows and a recently fitted gas combination boiler, ensuring comfort and efficiency. Externally, the home enjoys private front and side gardens, mainly laid to lawn and offering a good degree of privacy, alongside off-street parking on a gravelled driveway for up to three vehicles and a single garage with power, providing additional secure storage or workshop potential. This property is offered through a British Pilgrims Housing Association Shared Ownership scheme, any interested party would have to be passed across and go through their in house approval process. Please ask for the relevant application forms. We would like to note, there is also possibility to buy the full 100% share and freehold to the house.

Entrance Hall
1.02 x 1.70 (3'4" x 5'6")

Living Room
4.21 x 4.51 (13'9" x 14'9")

Kitchen Diner
2.88 x 4.55 (9'5" x 14'11")

Landing
2.68 x 1.65 (8'9" x 5'4")

Master Bedroom
3.25 x 2.52 (10'7" x 8'3")

Bedroom Two
2.88 x 2.53 (9'5" x 8'3")

Bathroom
2.04 x 1.94 (6'8" x 6'4")

Bedroom Three
2.35 x 1.96 (7'8" x 6'5")

Garage
2.50 x 4.97 (8'2" x 16'3")

Tenure - Leasehold
t the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 157 years
Rent - £1729.08 per annum (£144.09 per month)



EPC - C
73/79

IMPORTANT LEGAL INFORMATION
Freeholder: May be subject to change and ground rent and service charge can vary.
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, Single Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
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.