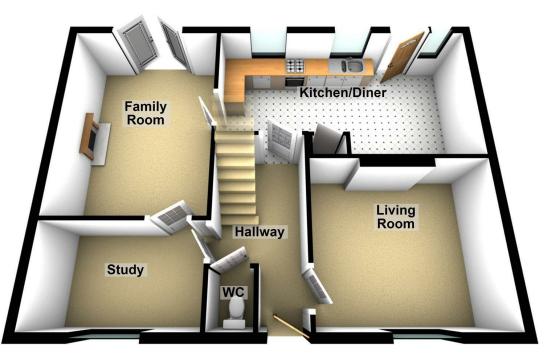
Ground Floor



ENTRANCE HALL

LIVING ROOM

CLOAKROOM

STUDY

FAMILY ROOM

KITCHEN DINER

FIRST FLOOR LANDING

BEDROOM 1

ENSUITE BATHROOM

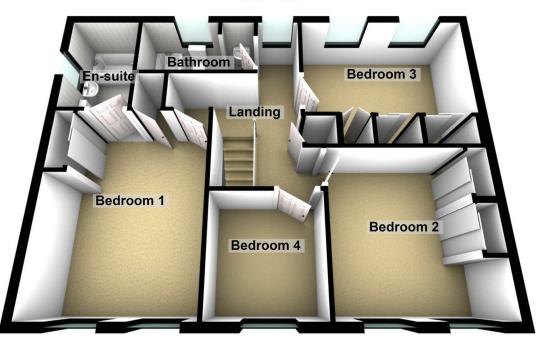
BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

First Floor



Woodcock Holmes 20a Tesla Court, Innovation Way,

Peterborough PE2 6FL

01733 303111

info@woodcockholmes.co.uk









These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors



woodcockholmes.co.uk





Guntons Road Newborough, Peterborough **PE6 70Z**

Extended four-bedroom family home in Newborough, freshly decorated with new carpets, offering spacious living areas, ensuite to main bedroom, enclosed rear garden with parking, and available with no forward chain.

- AVAILABLE WITH NO FORWARD CHAIN
- EXTENDED SEMI-DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- IDEAL LONG TERM FAMILY HOME
- FOUR BEDROOMS
- ENSUITE TO THE MAIN BEDROOM
- THREE RECEPTION ROOMS
- AMPLE BLOCK PAVED OFF ROAD PARKING
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- FRESHLY DECORATED AND NEWLY CARPETED.

UPVC door to front, fitted carpet, stairs to first floor, access to:

LIVING ROOM

11'6" x 12'9"

UPVC double glazed window to front, fitted carpet, radiator, fireplace.

CLOAKROOM

Fitted WC.

STUDY

7" x 11'4"

UPVC double glazed window to front, fitted carpet, radiator, wall mounted gas central heating boiler.

FAMILY ROOM

15'2" x 11'4"

UPVC double glazed French doors leading to the garden. Fitted carpet, radiator,

KITCHEN DINER

8'10" x 19'6"

UPVC double glazed window x2 and uPVC door to rear. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, space for appliances.

FIRST FLOOR LANDING

UPVC double glazed window to rear, airing cupboard, fitted carpet, access to:

BEDROOM 1

14'6" x 11'4"

UPVC double glazed window to front x2, fitted carpet, radiator, fitted double wardrobe, store cupboard, access to ensuite:

ENSUITE BATHROOM

8'2" x 5'3"

Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, bath, tiled surround, radiator.

BEDROOM 2

11'7" x 11'4"

UPVC double glazed window to front x2, fitted carpet, radiator, fitted double wardrobes x2.



8'1" x 12'9"

UPVC double glazed window to rear x2, fitted carpet, radiator, fitted wardrobes, store cupboard.

BEDROOM 4

UPVC double glazed window to front, fitted carpet, radiator.

4'6" x 9"

Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, bath with tiled surround, radiator.

To the front, the property benefits from block-paved off-road parking extending to the side, with gated access through to the rear garden. The enclosed rear garden is a superb size, featuring lawn space, block-paved areas for seating, timber fencing for privacy, and a useful outbuilding for storage

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

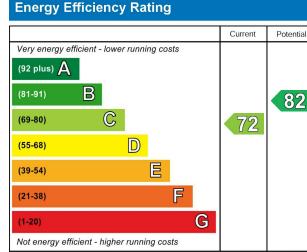
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

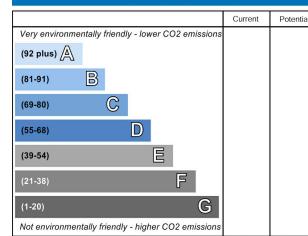
This property has previously undergone underpinning works. Buyers are advised that all remedial works were completed to a professional standard and supporting documentation, including reports and guarantees where available, can be provided upon request.



England & Wales

2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



