

ENTRANCE PORCH

HALLWAY

LIVING ROOM

KITCHEN

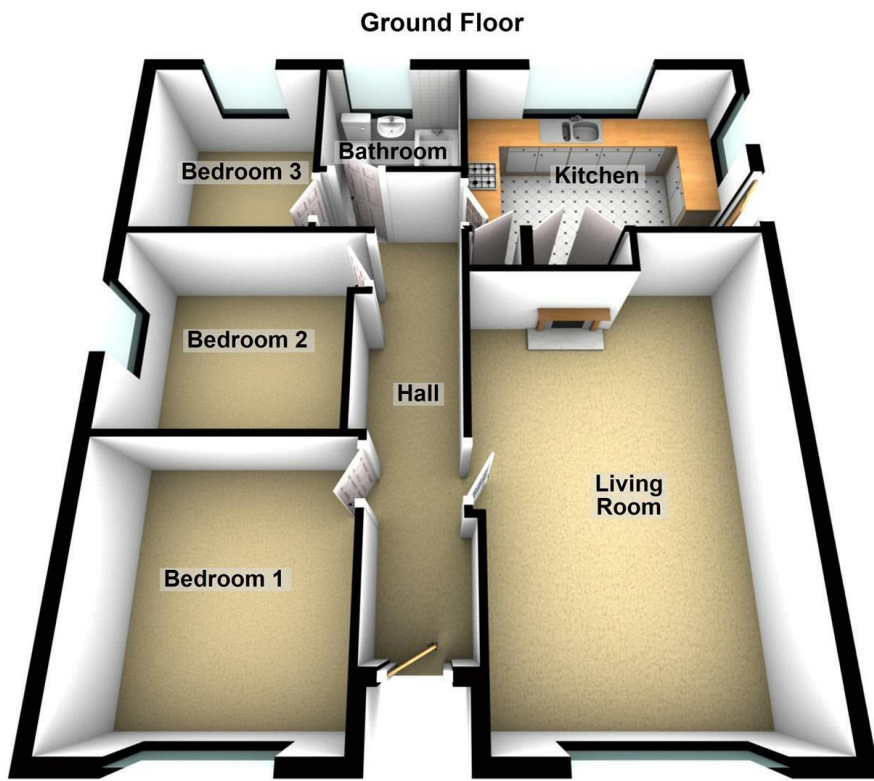
BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE



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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 legal title of the property. Buyers not obtain such verification from their solicitors.

27 Guntons Road
 Newborough, Peterborough, PE6 7QW
 £260,000



27 Guntons Road Newborough, Peterborough PE6 7QW

This detached bungalow in Newborough village offers great potential and a brilliant opportunity for someone looking to create their own perfect home in a popular village location close to travel links and countryside walks on your doorstep. Available with No Forward Chain, this is a must view!

- NO FORWARD CHAIN
- DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION
- COUNTRYSIDE WALKS
- THREE BEDROOMS
- GOOD SIZED PLOT
- PRIVATE RAR GARDEN
- DRIVEWAY & GARAGE

Viewings: By appointment
£260,000

PROPERTY FEATURES

Through wrought iron gates leading to the front of the property, driveway for 3/4 vehicles and front lawn space, you approach to entrance to the bungalow. Through the front door you have a porch area opening up to a hallway with access to all rooms. The double fronted bungalow has the living room to one side and the main bedroom to the other, there is an additional double bedroom and a single bedroom looking over the rear of the bungalow. There is a three piece family bathroom and finally a fitted kitchen overlooking the rear garden with it's own access to the rear of the property.

The rear garden is private, barely overlooked and bordered by timber fencing. The garden has patio area and a large lawn space, also including a timber shed and various shrubs/flowerbeds. There is access from the front to the rear of the bungalow via both sides, the driveway leads down the left of the bungalow and right up to a brick built single garage with up and over door to front.

The property features double glazing, tax band B with Peterborough City Council, easy access to local travel links, walking spots, local shop, pharmacy, dentist, primary school, AMVC secondary, farm shops and more. Call our office for more information or to arrange a viewing.

ROOM MEASUREMENTS

ENTRANCE & HALLWAY - 20'9" x 4'4" (6.32m x 1.32m)

LIVING ROOM - 17'3" x 12'10" (5.26m x 3.91m)

KITCHEN - 8'11" X 12'8" (2.72m x 3.86m)

BEDROOM 1 - 11'2" x 10'5" (3.40m x 3.18m)

BEDROOM 2 - 8'11" x 9'8" (2.72m x 2.95m)

BEDROOM 3 - 8'9" x 7'10" (2.67m x 2.39m)

BATHROOM - 5'7" x 6'4" (1.70m x 1.93m)

GARAGE

TENURE

Freehold

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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