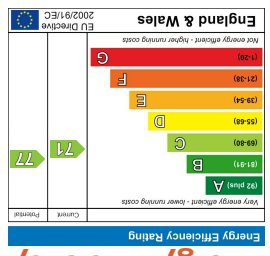
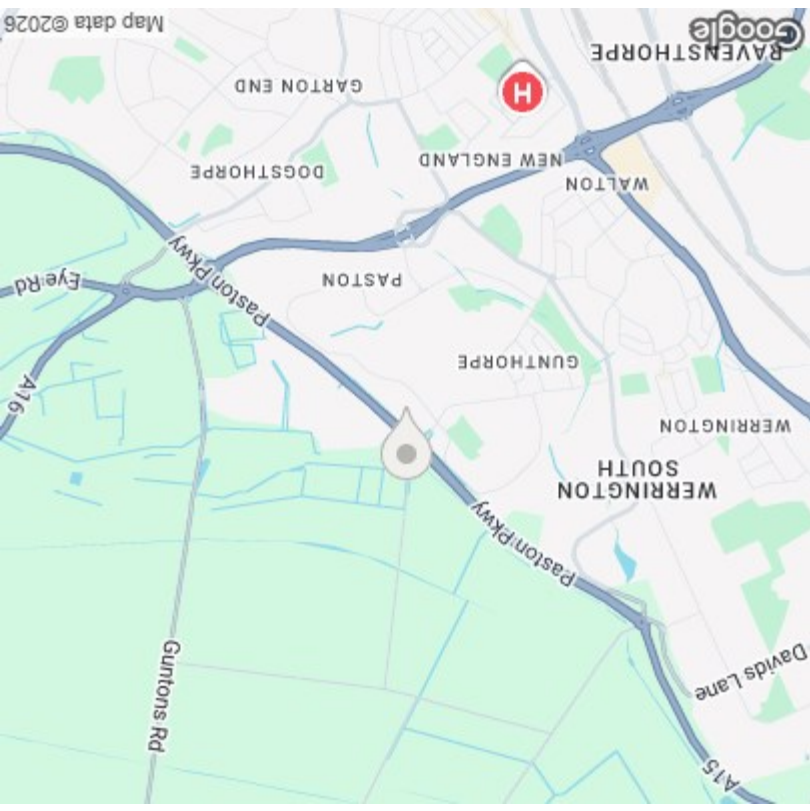


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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.



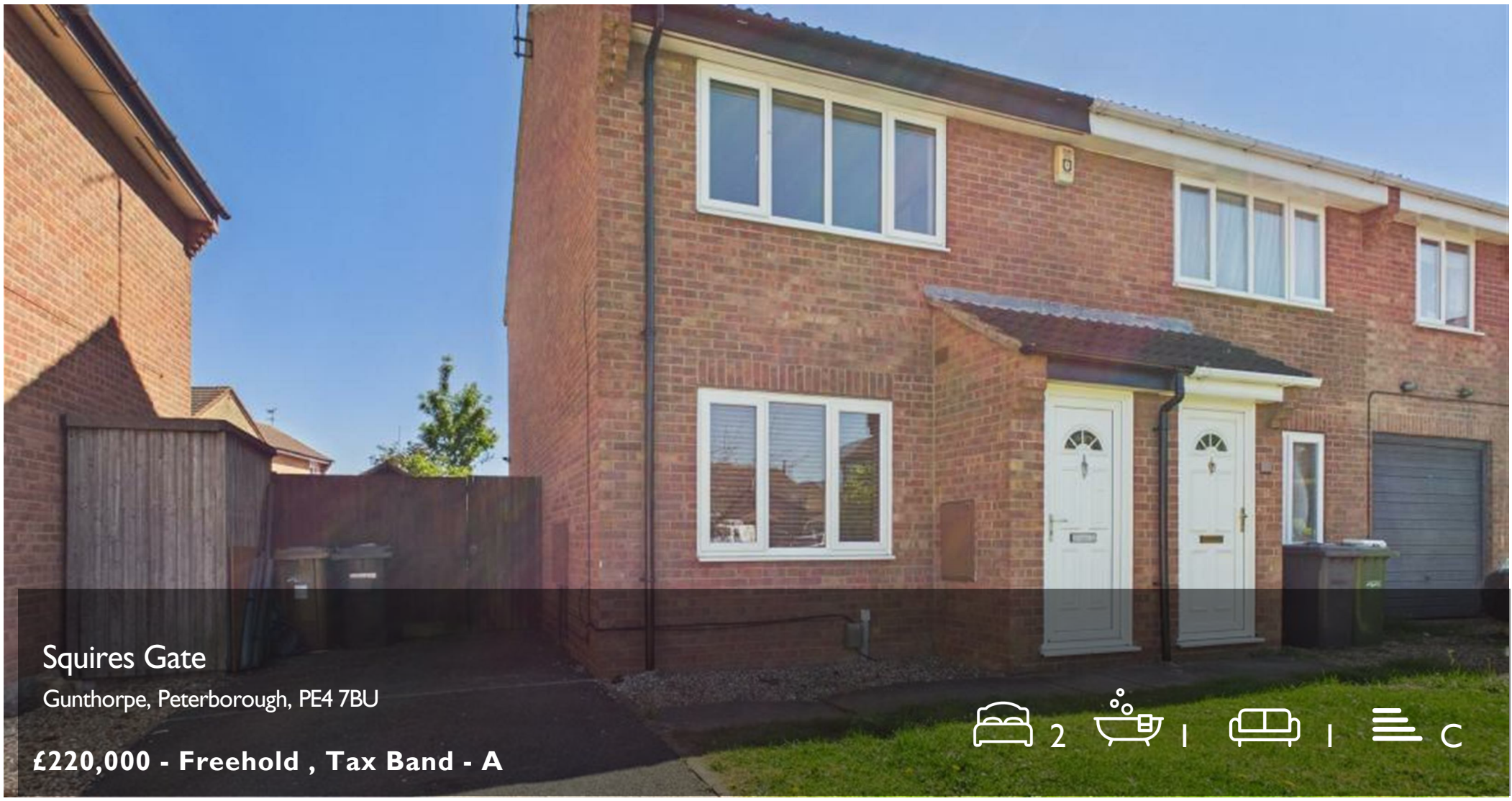
Energy Efficiency Graph



Area Map



Floor Plan



Squires Gate
 Gunthorpe, Peterborough, PE4 7BU

£220,000 - Freehold , Tax Band - A



Squires Gate

Gunthorpe, Peterborough, PE4 7BU

Nestled within a quiet cul-de-sac in the ever-popular Squires Gate development, this well-presented two bedroom semi-detached home is offered to the market with no forward chain, making it an excellent opportunity for first time buyers, downsizers, or investors alike. The property benefits from off-road parking, front and rear gardens, and spacious accommodation including a generous living room and a kitchen/dining room. Conveniently located within easy reach of local amenities, schools, and transport links, this attractive home offers both comfort and practicality in a sought-after residential setting.

Situated in a peaceful cul-de-sac location, this two bedroom semi-detached home presents a fantastic opportunity for those looking to step onto the property ladder, downsize to a more manageable home, or acquire a solid investment property. The accommodation begins with an entrance porch leading into a spacious living room, providing an excellent space for relaxing and entertaining. The living room is bright and airy, with stairs rising to the first floor and access through to the kitchen/dining room. Positioned to the rear of the property, the kitchen/dining room offers ample worktop and cupboard space, along with room for a dining table and chairs. A door provides direct access to the enclosed rear garden, making it ideal for everyday family living and summer entertaining.

Upstairs, the first floor landing leads to two well-proportioned bedrooms. The principal bedroom is a particularly generous double room, while the second bedroom offers versatility as a guest room, nursery, or home office. The accommodation is completed by a family bathroom fitted with a three-piece suite. Outside, the property enjoys a front garden and driveway providing off-road parking. To the rear, the enclosed garden offers a private outdoor space with plenty of room for seating, planting, or children's play equipment. Offered with no forward chain and positioned within easy reach of local amenities and transport links, this is a superb home in a desirable location that must be viewed to be fully appreciated.

Entrance Porch
0.91 x 1.04 (2'11" x 3'4")

Living Room
5.21 x 4.05 (17'1" x 13'3")

Kitchen Diner
2.97 x 4.00 (9'8" x 13'1")

Landing
2.22 x 0.85 (7'3" x 2'9")

Master Bedroom
4.23 x 4.03 (13'10" x 13'2")

Bathroom
1.77 x 1.87 (5'9" x 6'1")

Bedroom Two
3.11 x 2.07 (10'2" x 6'9")

EPC - C
71/77

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 (answer yes if there are restrictions, eg does not allow pets): 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
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Cable
 Internet Speed: up to 1000Mbps
 Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Excellent

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

