



29 Chamberlain Way, Peterborough
£225,000

 **NEWTON FALLOWELL**

29 Chamberlain Way

Gunthorpe, Peterborough

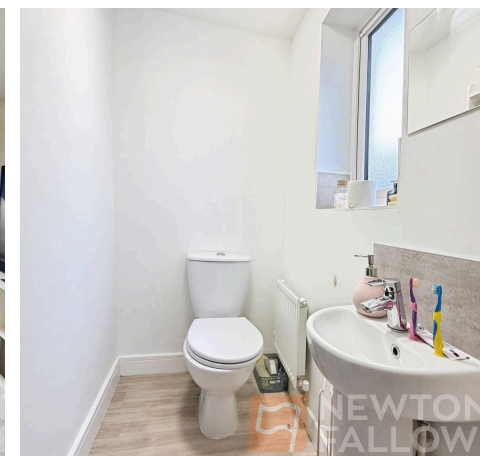
This end of terraced family home offers an excellent opportunity for buyers seeking a modern, well-presented property with NO ONWARD CHAIN, featuring THREE BEDROOMS, a spacious kitchen diner, versatile lounge, DRIVEWAY PARKING FOR MULTIPLE VEHICLES and a SOUTH-EASTERLY FACING REAR GARDEN. The property opens into a welcoming entrance hall, which provides access to a convenient downstairs WC and leads through to the principal living areas. The kitchen diner is fitted with a range of contemporary units, integrated appliances (including oven, hob, and extractor), and practical work surfaces as well as hosting ample dining space with the adjoining lounge offering spacious seating space and access to the rear garden via patio doors. Upstairs, the landing leads to three bedrooms, with the main bedroom offers built-in storage, being accompanied by the family bathroom comprising of a three-piece white suite. Outside you will find the low maintenance rear garden offering patio seating space, artificial lawn, decking and shed storage with the driveway situated to the side aspect boasting parking for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

Wc

4' 4" x 4' 0" (1.31m x 1.22m)

Kitchen

13' 6" x 11' 0" (4.12m x 3.35m)

Lounge / diner

15' 0" x 11' 6" (4.57m x 3.51m)

Landing

Bedroom 1

15' 0" x 10' 1" (4.57m x 3.07m)

Bedroom 2

9' 6" x 8' 6" (2.90m x 2.59m)

Bedroom 3

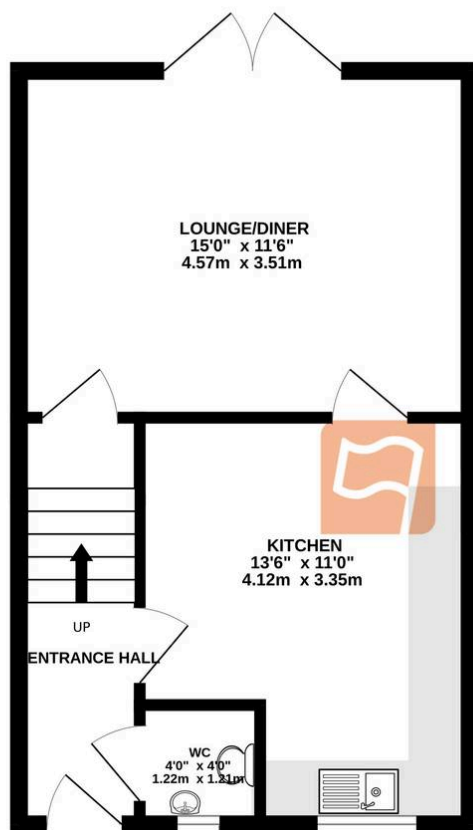
6' 6" x 6' 6" (1.98m x 1.98m)

Bathroom

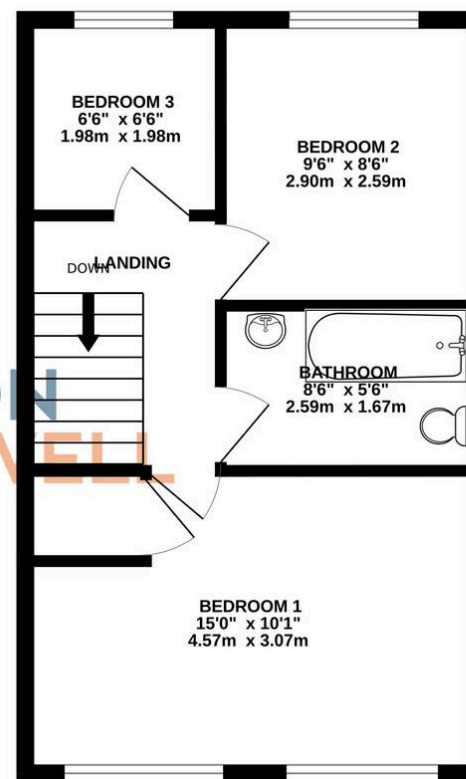
8' 6" x 5' 6" (2.59m x 1.67m)



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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