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48 Hawkshead Way
Peterborough PE4 7JN

Asking price £175,000

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GUIDE PRICE £175,000 | NO FORWARD CHAIN | TWO BEDROOM SEMI-DETACHED | DRIVEWAY & REAR GARDEN

TWO-BEDROOM HOME IN A QUIET GUNTHORPE CUL-DE-SAC

Situated within a quiet cul-de-sac in the popular Gunthorpe area, this vacant two-bedroom semi-detached house presents an excellent opportunity for a first-time buyer, young family or buy-to-let investor.

The accommodation is arranged over two floors and briefly comprises an entrance hall, a well-proportioned lounge/diner and a separate kitchen to the ground floor. To the first floor, there are two bedrooms, comprising one generous double bedroom and a single bedroom, together with a family bathroom.

The lounge/diner provides a versatile and welcoming living space, with ample room for both comfortable seating and a dining area. The separate kitchen offers a practical arrangement of fitted units and provides access to the essential facilities required for day-to-day living.

Upstairs, the principal bedroom is a good-sized double, whilst the second bedroom provides a useful single room which could also lend itself to use as a home office, dressing room or nursery. The accommodation is completed by the family bathroom.

Externally, the property benefits from a driveway to the side providing parking for a couple of vehicles, while to the rear is an enclosed garden, offering a private outdoor space which can be enjoyed during the warmer months.

Further benefits include uPVC double glazing throughout and gas central heating, helping to provide a comfortable and energy-efficient home. The property has an EPC rating of C, whilst the Council Tax is Band A, helping to keep the ongoing running costs relatively reasonable.

Hawkshead Way occupies a pleasant cul-de-sac position just off Coniston Road, within the established residential area of Gunthorpe. The location provides a good balance between a quieter residential setting and convenient access to everyday amenities. Local facilities and convenience shopping are available within the surrounding area.

For an investor, the property offers an appealing opportunity, with our valuers considering an achievable rental income of approximately £950 PCM. This would equate to a potential annual rental income of £11,400, subject to market conditions and the usual tenancy considerations.

Whether you're taking your first step onto the property ladder or looking to add to an existing rental portfolio, this property is certainly worthy of closer inspection. Early viewing is highly recommended.

Hall 1.27m (4'2") x 0.93m (3')

Kitchen 3.61m (11'10") x 2.46m (8'1") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in four ring gas hob, window to front, window to rear, radiator, vinyl flooring, textured ceiling.

Living Room 4.27m (14') x 3.61m (11'10") Bay window to rear, feature fireplace with set in and brick built surround, radiator, wooden laminate flooring, TV point, textured ceiling, stairs to first floor.

First Floor Landing 2.98m (9'9") x 0.81m (2'8") Window to front.

Bedroom 2 3.25m (10'8") x 1.65m (5'5") Window to rear, radiator, fitted carpet, textured ceiling.

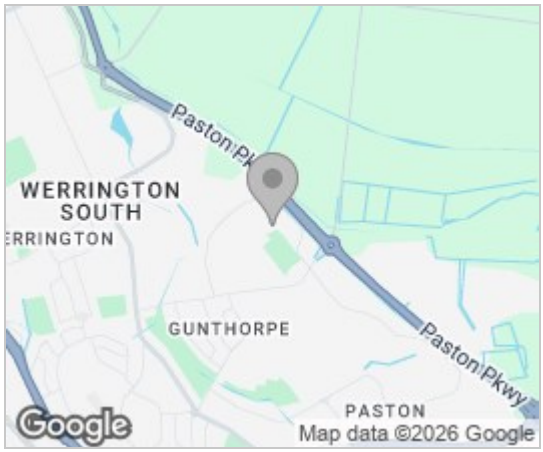
Family Bathroom 2.24m (7'4") max x 1.81m (5'11") Fitted with three piece suite with comprising, panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to front, radiator.

Bedroom 1 3.48m (11'5") x 2.70m (8'10") Window to rear, radiator, fitted carpet, textured ceiling.

Outside:
Enclosed by wooden panelled fence, paved sun patio, mainly laid to lawn, gated side access to front and timber garden shed.

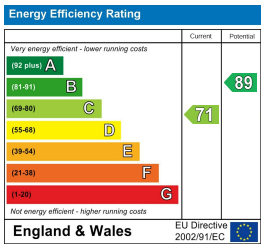
*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

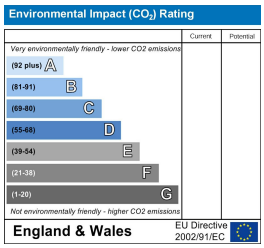
Area Map



Floor Plans

Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract