



41 Draper Road, Gunthorpe, Peterborough, PE4 7ER

 **NEWTON FALLOWELL**

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Key Features

- Semi-Detached House
- TWO DOUBLE BEDROOMS
- Kitchen & Lounge Diner
- Family Bathroom & Downstairs Toilet
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES & SPACIOUS REAR GARDEN
- NO ONWARD CHAIN
- Popular Location In Gunthorpe
- EPC Rating B
- Freehold

£210,000





This semi-detached home offers TWO DOUBLE BEDROOMS, DRIVEWAY PARKING FOR MULTIPLE VEHICLES, A SPACIOUS REAR GARDEN and is being sold with NO ONWARD CHAIN and is situated in a popular location in Gunthorpe. The accommodation comprises of an entrance hall which grants access to the spacious kitchen boasting built-in oven and hob as well as modern condition, the useful downstairs WC, lounge diner which occupies the rear of the home and offers patio door access onto the garden, whilst upstairs the landing separates the two double bedrooms which are accompanied by the family bathroom comprising of a three-piece white suite with a shower over the bath.

Outside there is an extensive rear garden offering both patio and lawn space with side gated access leading onto the driveway which allows parking for multiple vehicles.

Gunthorpe

Gunthorpe is a suburb of Peterborough, situated to the north of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Gunthorpe offers a local bus route, as well as a wealth of amenities to include multiple convenience stores, multiple takeaways including Indian cuisine, Chinese and fish and chip shop, Studio 74 hair and beauty salon and The Harrier pub, with further amenities available within close proximity, such as supermarkets, petrol stations, leisure centre, pharmacy, dentists, opticians, and health club and spa. There is local primary and secondary schooling in Gunthorpe, which includes Gunthorpe Primary School, Norwood Primary School and Manor Drive Academy, with further schooling available nearby such as Werrington Primary School, William Law, Ken Stimpson Secondary School and Queen Katharine Academy.

Entrance Hall

WC

Kitchen 3.84m x 2.97m (12'7" x 9'8")

Lounge Diner 3.12m x 4.01m (10'2" x 13'2")

Landing

Bedroom One 3.24m x 4.05m (10'7" x 13'4")

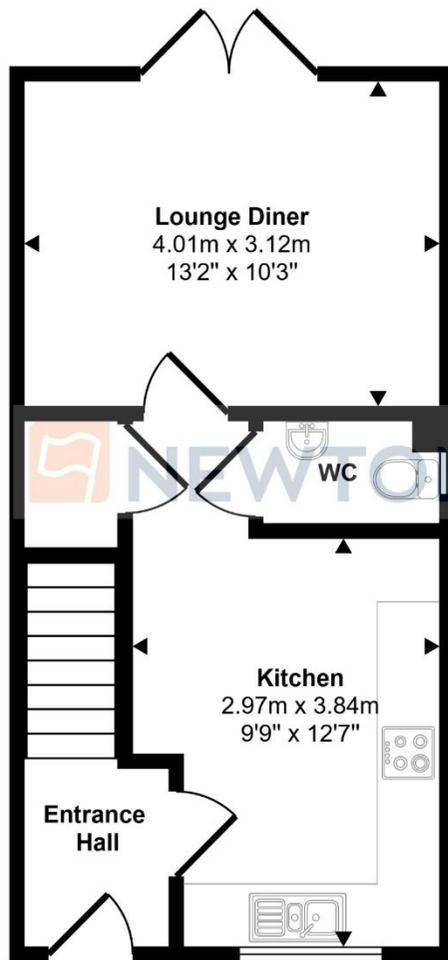
Bedroom Two 2.61m x 4.02m (8'7" x 13'2")

Bathroom 2.18m x 1.94m (7'2" x 6'5")

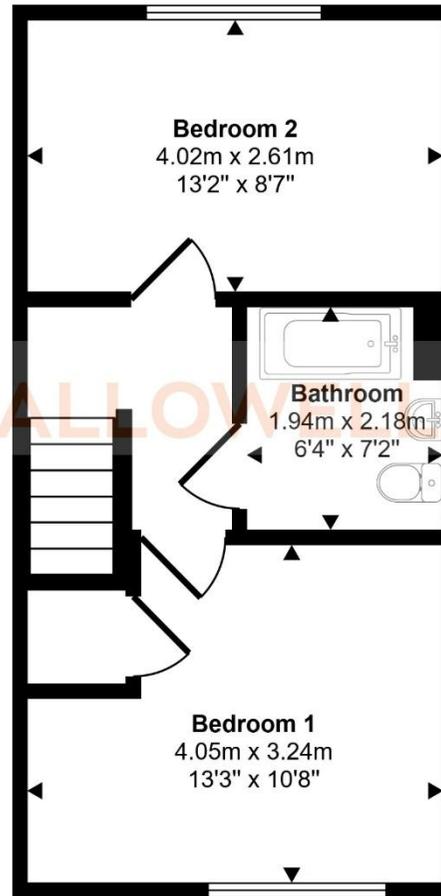
Maintenance fee

There is a maintenance fee payable of £76 annually

Approx Gross Internal Area
67 sq m / 719 sq ft



Ground Floor
Approx 33 sq m / 358 sq ft



First Floor
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

