

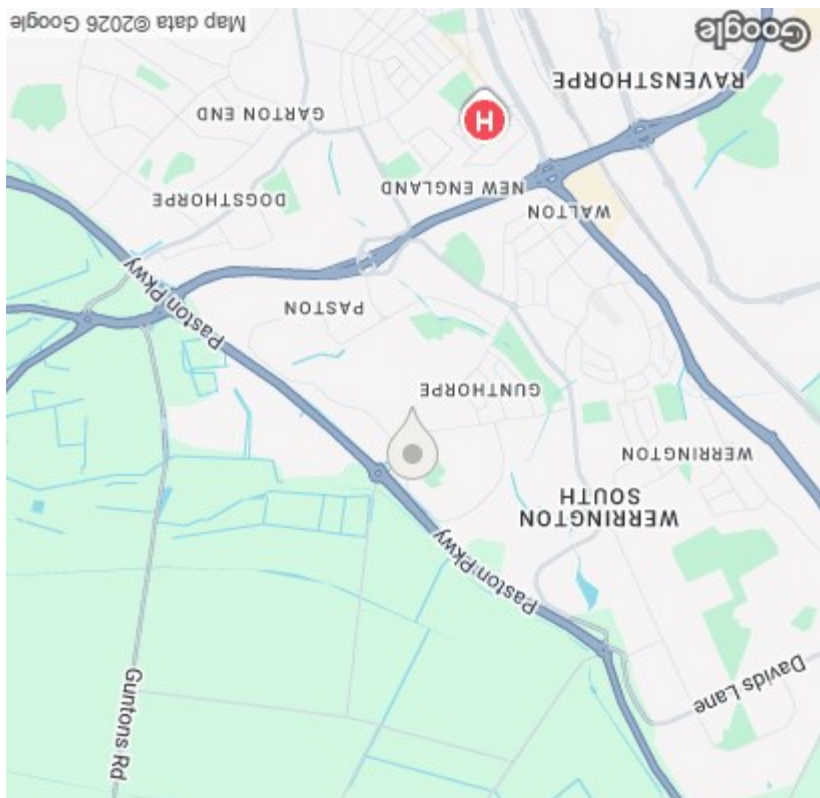
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 Rating	
Current	Minimum
A (79-100)	A (79-100)
B (69-78)	B (69-78)
C (59-68)	C (59-68)
D (49-58)	D (49-58)
E (39-48)	E (39-48)
F (29-38)	F (29-38)
G (1-28)	G (1-28)

Any energy efficient lower rating costs
 Any energy efficient lower rating costs
 The energy efficient - higher rating costs

Energy Efficiency Graph



Area Map



Floor Plan



Uldale Way
 Gunthorpe, Peterborough, PE4 7ZW

£220,000 - Freehold , Tax Band - B



Uldale Way

Gunthorpe, Peterborough, PE4 7ZW

Offered to the market in the popular residential area of Gunthorpe, Peterborough, this well-presented and spacious semi-detached bungalow situated in the quiet cul-de-sac of Uldale Way represents a fantastic opportunity not to be missed. Boasting a versatile layout, generous wrap-around mature gardens, a private driveway with off-road parking, and a detached garage, this charming bungalow offers flexible and comfortable living throughout. An internal viewing is highly recommended to fully appreciate the space and potential this delightful home has to offer.

Nestled in the quiet and sought-after cul-de-sac of Uldale Way in Gunthorpe, Peterborough, this spacious and modern semi-detached bungalow offers a wonderful opportunity to acquire a deceptively generous home that perfectly balances comfort, practicality, and charm. Upon entering through the entrance porch, you are welcomed into a central hallway that provides easy access to all principal rooms, setting the tone for the versatile and well-considered layout that runs throughout the property. To the front, the generous lounge and dining room is the heart of the home, providing an abundance of space ideal for both relaxed family living and entertaining guests. The well-appointed kitchen flows naturally from this space and benefits from direct access to the conservatory, a bright and airy addition that brings the outside in, offering a delightful spot to enjoy the garden all year round. The property boasts a flexible layout with a dedicated dining room that also serves comfortably as a third bedroom, making it equally suited to growing families, those working from home, or anyone requiring additional accommodation options. The master bedroom is a well-proportioned retreat, while the second double bedroom is served by a neatly fitted bathroom, completing the internal accommodation with ease. Outside, the property is further enhanced by wrap-around mature gardens that provide privacy and a real sense of seclusion, creating beautifully established outdoor spaces to the front, side, and rear. A private driveway provides generous off-road parking for multiple vehicles, alongside a detached garage offering excellent storage or workshop potential. With its quiet cul-de-sac setting, versatile living accommodation, and outstanding outdoor space, this is a truly special bungalow that is sure to appeal to a wide range of buyers — an early viewing is strongly recommended to fully appreciate everything on offer.

Entrance Porch
1.22 x 1.11 (4'0" x 3'7")

Lounge/Dining Room
5.10 x 3.89 (16'8" x 12'9")

Kitchen
3.60 x 2.99 (11'9" x 9'9")

Conservatory
3.21 x 2.86 (10'6" x 9'4")

Dining Room/Bedroom Three
2.42 x 2.98 (7'11" x 9'9")

Hallway
1.71 x 0.92 (5'7" x 3'0")

Master Bedroom
3.73 x 2.92 (12'2" x 9'6")

Bathroom
2.09 x 1.68 (6'10" x 5'6")

Bedroom Two
2.95 x 2.21 (9'8" x 7'3")



Garage
2.78 x 5.08 (9'1" x 16'7")

EPC - C
70/73

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: Single Garage, Driveway Private, Off Street Parking
- Solar Panels: Yes, Leased
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: TBC
- Internet Speed: TBC
- Mobile Coverage: TBC

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

