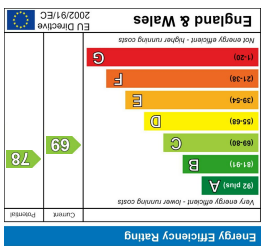
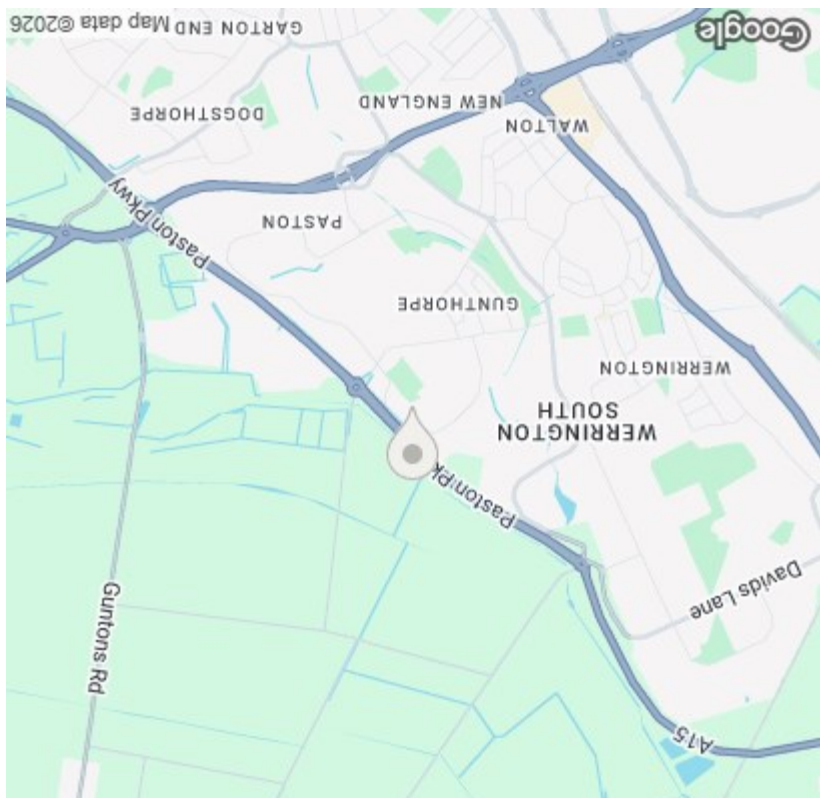


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

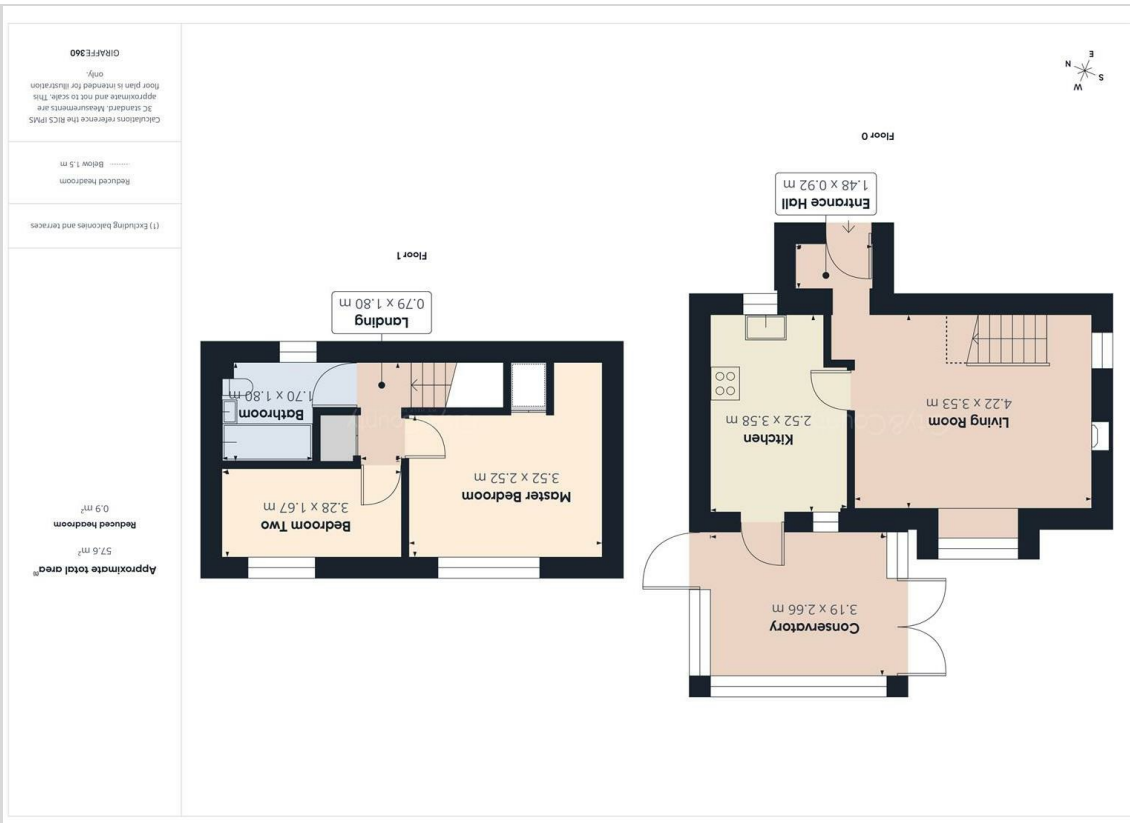
Viewing
 Please contact our City & County Estate Agents - Peterborough
 Office on 01733 563965 if you wish to arrange a viewing
 appointment for this property or require further information.



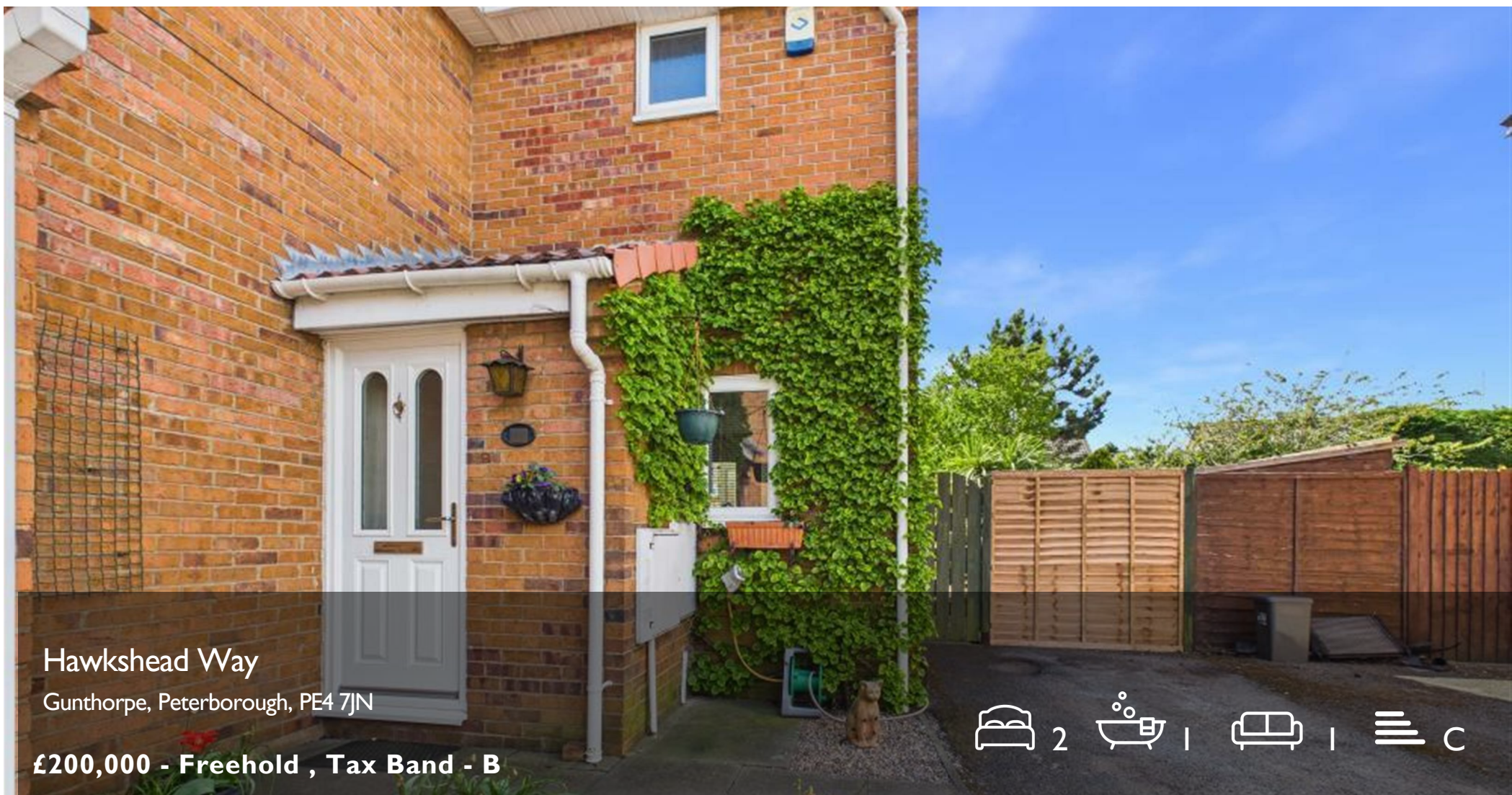
Energy Efficiency Graph



Area Map



Floor Plan



Hawkshead Way

Gunthorpe, Peterborough, PE4 7JN

£200,000 - Freehold , Tax Band - B



Hawkshead Way

Gunthorpe, Peterborough, PE4 7JN

A well presented two bedroom semi detached home positioned on a generous corner plot in a desirable cul-de-sac on Hawkshead Way, Gunthorpe. Offering a spacious living dining room, conservatory, off road parking, and an extensive garden, this property is an ideal first time purchase and is offered with no forward chain.

Situated on a unique and substantial corner plot, this attractive semi detached home offers both comfortable living space and excellent outdoor potential, making it perfect for first time buyers or those looking to step onto the property ladder. The ground floor accommodation is well laid out, featuring a bright and spacious living dining room that provides ample space for both relaxing and entertaining. The separate kitchen is thoughtfully arranged with a range of fitted units and work surfaces, offering a practical cooking environment with easy access to the rest of the home. To the rear, a lovely conservatory adds valuable additional living space, creating a light filled area that overlooks the garden and can be used as a dining area, sitting room, or home office. Upstairs, the property offers two well proportioned bedrooms, including a comfortable main bedroom and a second bedroom suitable for guests, a nursery, or workspace. A family bathroom completes the first floor.

Externally, the standout feature of this home is the extensive rear and side garden, benefiting from the corner plot position and offering plenty of space for outdoor enjoyment, landscaping, or potential extension subject to the necessary permissions. The property also benefits from off road parking. Located within a quiet and desirable cul-de-sac in Gunthorpe, the home is conveniently positioned close to local amenities, schools, and transport links. Offered with no forward chain, this is a fantastic opportunity to acquire a well located home with great potential both inside and out.

Entrance Hall

1.48 x 0.92 (4'10" x 3'0")

Living Room

4.22 x 3.53 (13'10" x 11'6")

Kitchen

2.52 x 3.58 (8'3" x 11'8")

Conservatory

3.19 x 2.66 (10'5" x 8'8")

Landing

0.79 x 1.80 (2'7" x 5'10")

Master Bedroom

3.52 x 2.52 (11'6" x 8'3")

Bathroom

1.70 x 1.80 (5'6" x 5'10")

Bedroom Two

3.28 x 1.67 (10'9" x 5'5")

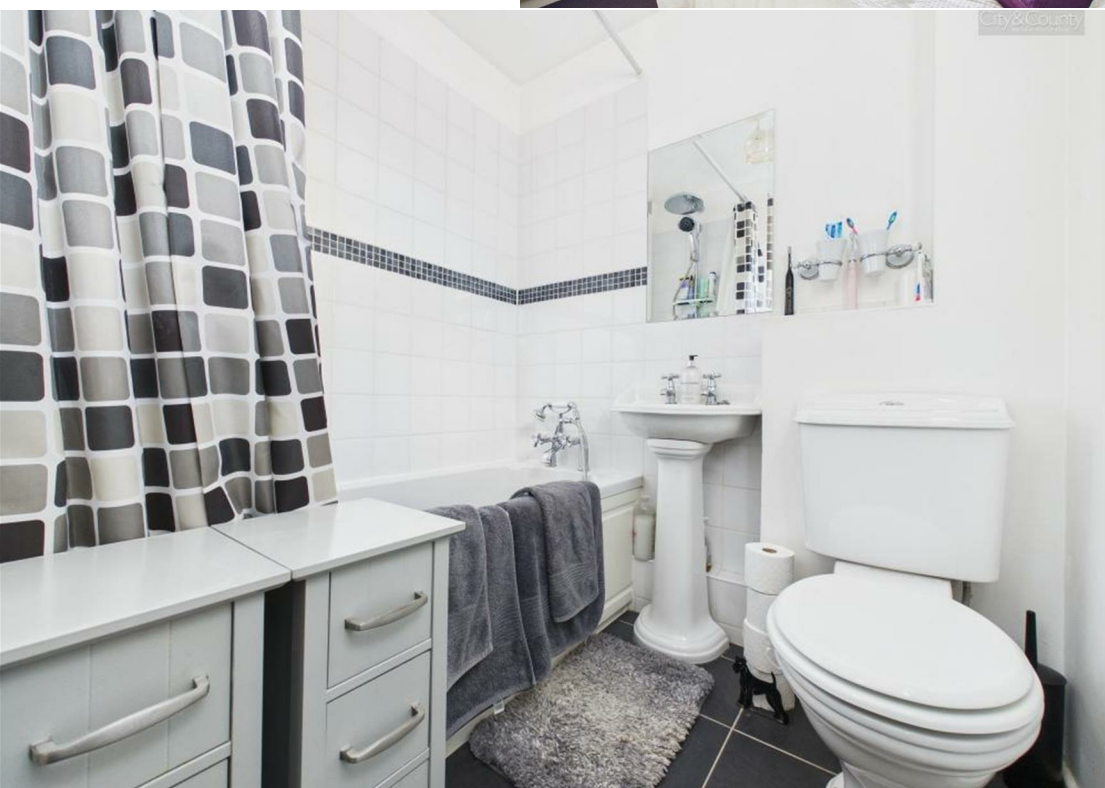
EPC - C

69/78

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: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
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.

