



56 Manor Drive, Peterborough

Guide Price £180,000

 **NEWTON FALLOWELL**

56 Manor Drive

Gunthorpe, Peterborough

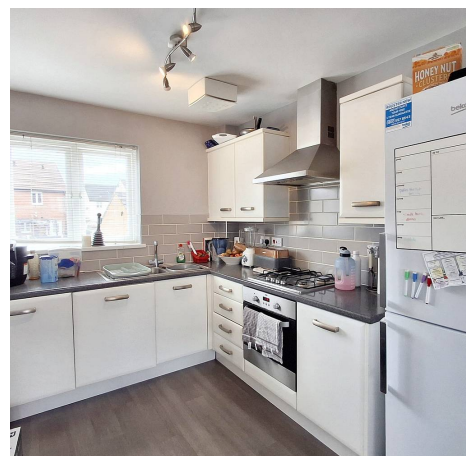
This modern FREEHOLD maisonette is available with NO ONWARD CHAIN and benefits from TWO DOUBLE BEDROOMS, a SOUTH-FACING REAR GARDEN, as well as a GARAGE and PARKING to the rear. The property is accessed via its own private ground floor entrance hall, with a door to the rear leading onto the garden and stairs rising to the first floor, where an open plan living dining kitchen is located alongside a WC, with further stairs rising from the first floor landing to the second floor, where two double bedrooms are positioned alongside the family bathroom, with the main bedroom also hosting useful built-in storage and an en-suite shower room. Outside the rear garden is fully enclosed and benefits from patio and lawn, with rear gated access leading to the garage with parking in front of the garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

2' 4" x 4' 4" (6.50m x 1.33m)

First Floor Landing

Lounge / diner

18' 11" x 13' 5" (5.76m x 4.10m)

Kitchen

7' 9" x 7' 7" (2.36m x 2.32m)

Wc

4' 9" x 2' 11" (1.44m x 0.88m)

Second Floor Landing

Bedroom 1

12' 0" x 9' 2" (3.67m x 2.79m)

En-suite

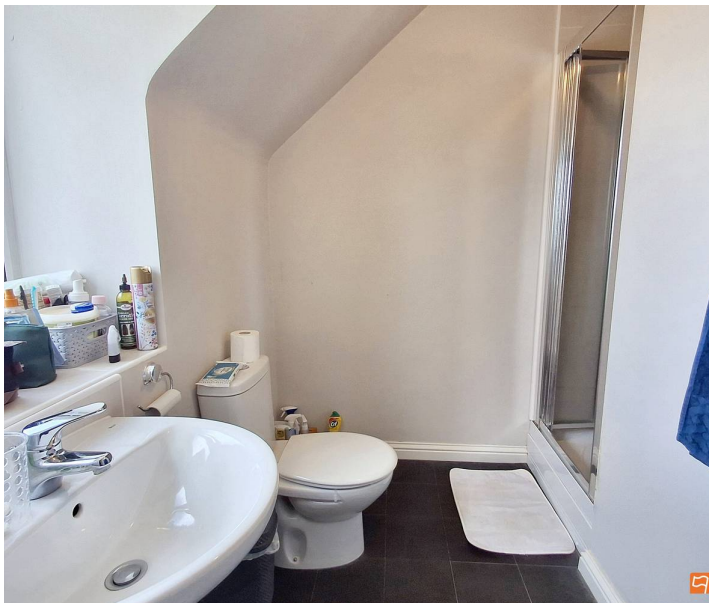
6' 10" x 6' 10" (2.09m x 2.09m)

Bedroom 2

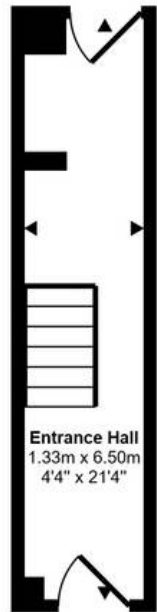
12' 2" x 7' 10" (3.72m x 2.40m)

Bathroom

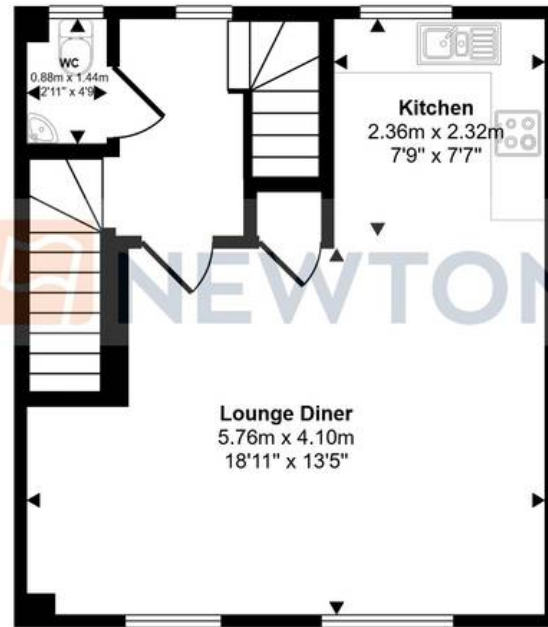
7' 4" x 7' 3" (2.23m x 2.22m)



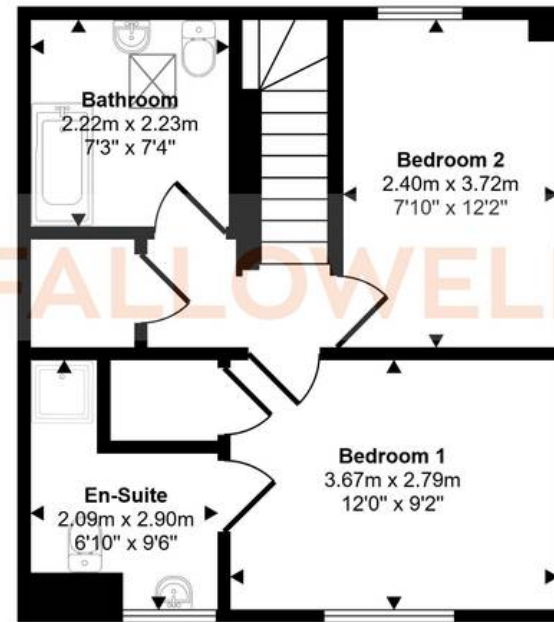
Approx Gross Internal Area
101 sq m / 1085 sq ft



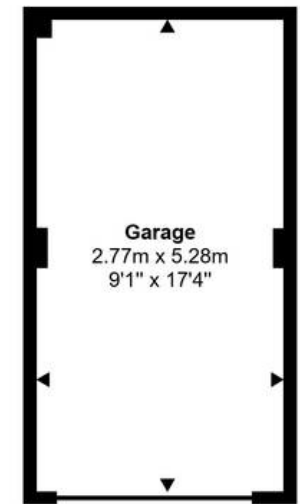
Ground Floor
Approx 9 sq m / 93 sq ft



First Floor
Approx 38 sq m / 411 sq ft



Second Floor
Approx 39 sq m / 423 sq ft



Garage
Approx 15 sq m / 157 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.

Newton Fallowell - Peterborough

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