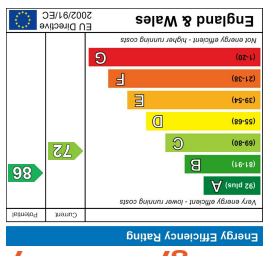
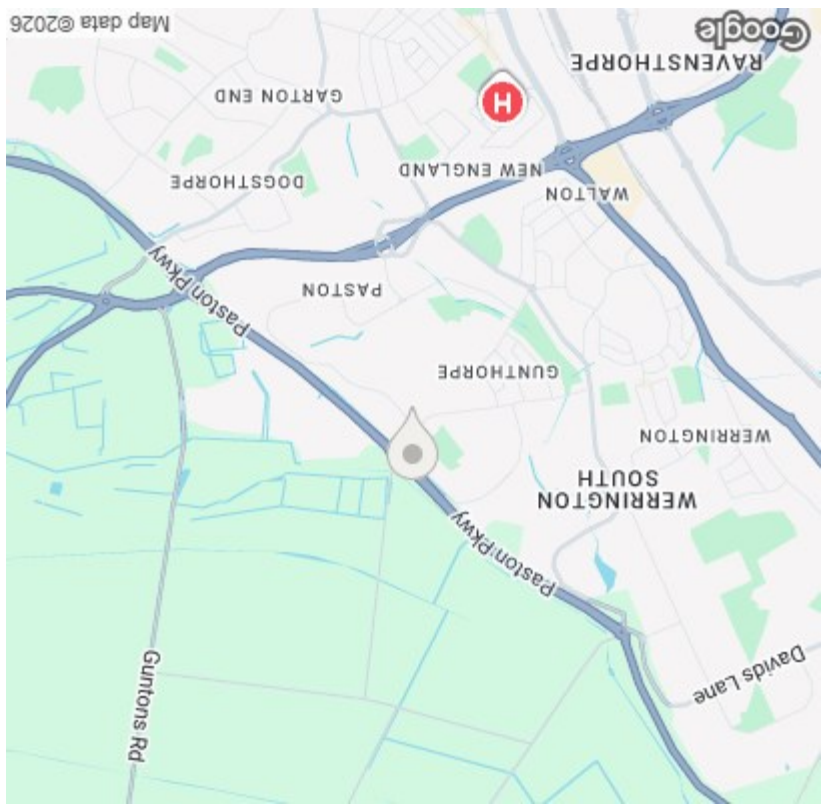


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

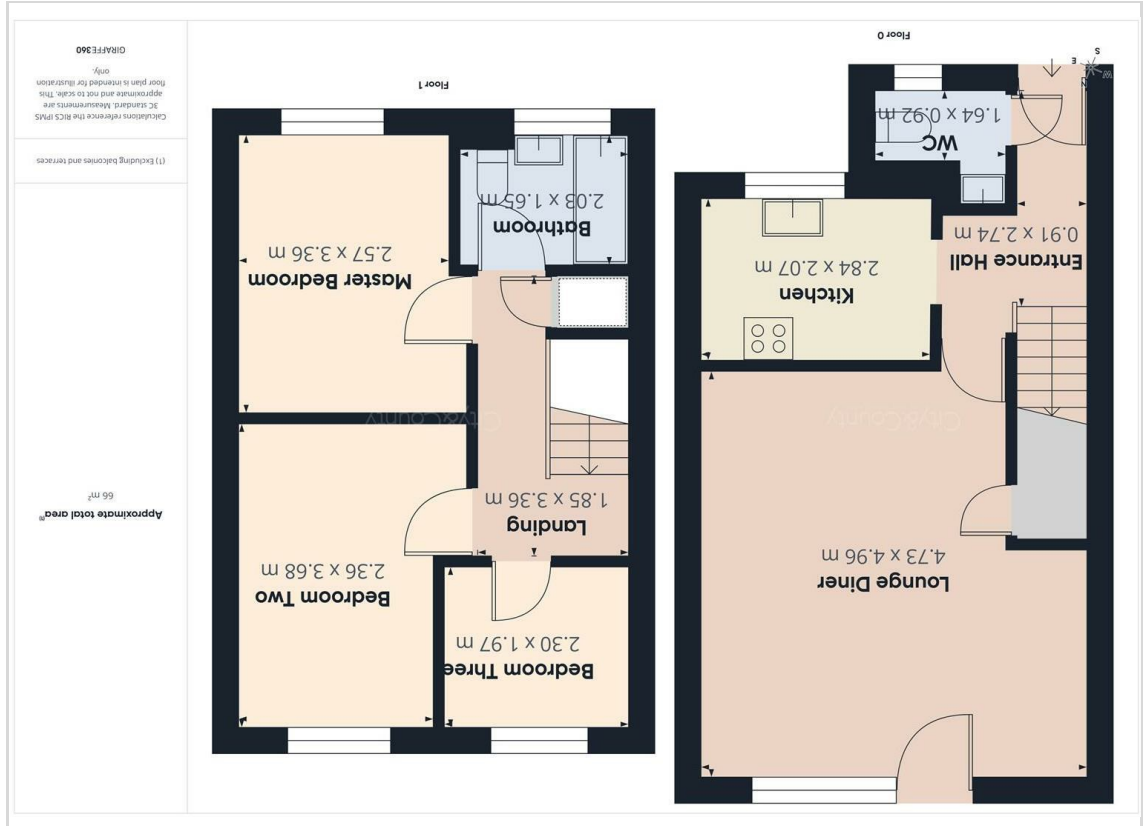
Viewing
 Please contact our City & County Estate Agents - Peterborough
 Office on 01733 563965 if you wish to arrange a viewing
 appointment for this property or require further information.



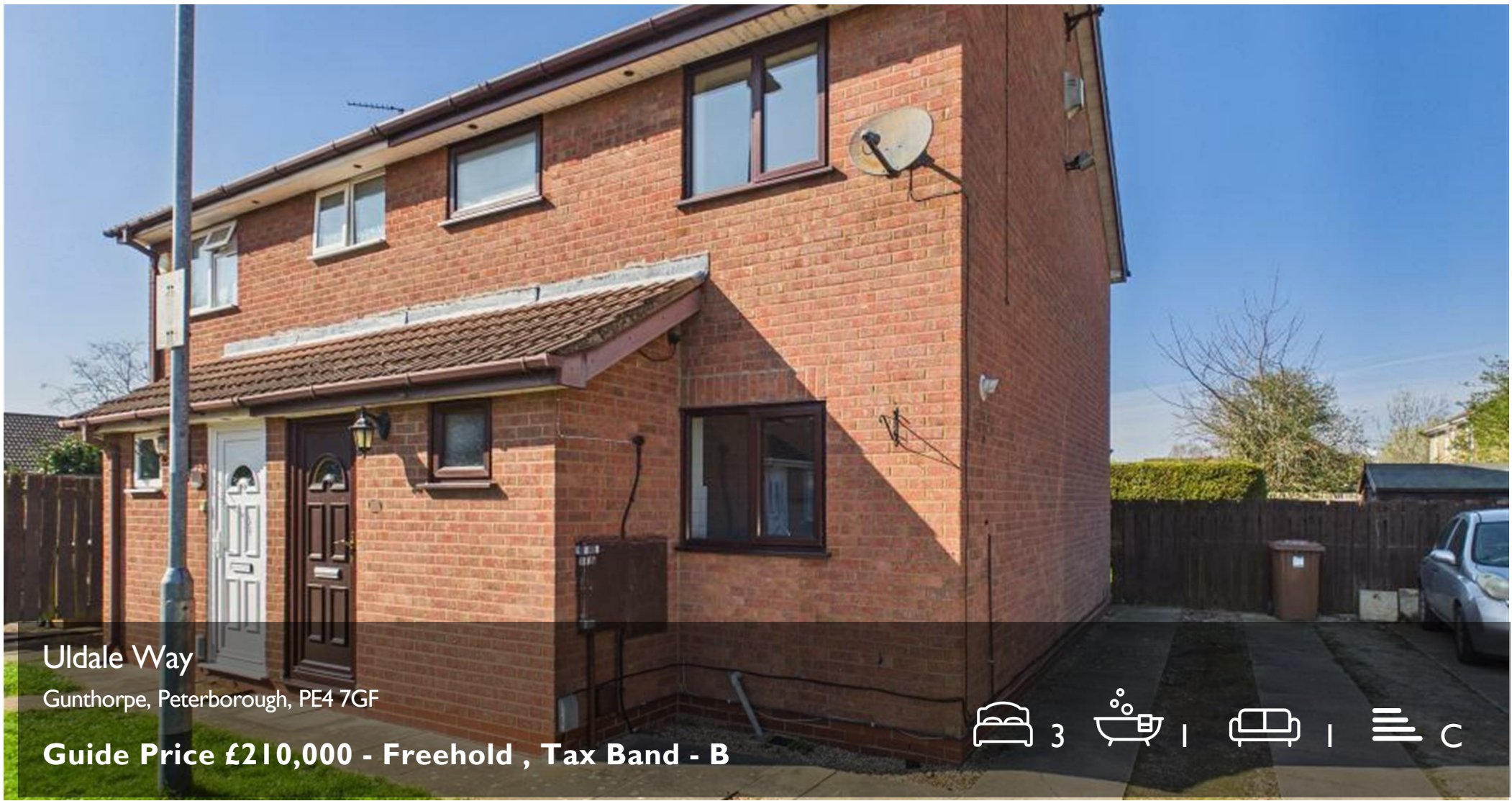
Energy Efficiency Graph



Area Map

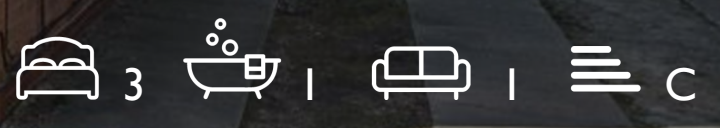


Floor Plan



Uldale Way
 Gunthorpe, Peterborough, PE4 7GF

Guide Price £210,000 - Freehold , Tax Band - B



Uldale Way

Gunthorpe, Peterborough, PE4 7GF

***GUIDE PRICE £210,000 - £220,000 ***

Situated in the quiet cul-de-sac of Uldale Way, this well presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers or investors alike. The property benefits from a modern refitted kitchen, a spacious lounge diner, uPVC double glazing, and a gas combi boiler, along with off-road parking and a generous private rear garden. Offered for sale with no forward chain, the home provides well balanced accommodation in a popular residential location.

Situated in the peaceful cul-de-sac of Uldale Way, this well presented semi-detached home offers a practical and comfortable layout, making it an excellent opportunity for first-time buyers or investors seeking a ready-to-let rental property. The property is approached via off-road parking and opens into a welcoming entrance hallway which provides access to a convenient ground floor WVC and the staircase rising to the first floor. From here, you are led through into the spacious lounge diner, a bright and versatile living space that comfortably accommodates both seating and dining areas, creating the perfect setting for everyday living as well as entertaining guests. To the rear of the home sits a modern refitted kitchen fitted with a range of contemporary units and work surfaces, offering an attractive and functional cooking environment while also providing access out to the generous and private rear garden — an ideal outdoor space for relaxing family activities, or summer gatherings. Moving upstairs, the landing connects to three bedrooms, including a comfortable master bedroom and a well-proportioned second bedroom, both offering good natural light and flexibility for family living, while the third bedroom provides an ideal space for a child's room, home office, or guest accommodation. The first floor is completed by a family bathroom fitted with a three-piece suite. Further benefits of the property include full uPVC double glazing throughout and a gas combi boiler providing efficient heating and hot water. Offered for sale with no forward chain, this appealing home combines a quiet residential setting with practical accommodation and outdoor space, making it a fantastic opportunity for buyers looking to step onto the property ladder or investors seeking a solid addition to their portfolio.

Entrance Hall
0.91 x 2.74 (2'11" x 6'6"/242"9")

WC
1.64 x 0.92 (5'4" x 3'0")

Kitchen
2.84 x 2.07 (9'3" x 6'9")

Lounge Diner
4.73 x 4.96 (15'6" x 16'3")

Landing
1.85 x 3.36 (6'0" x 11'0")

Master Bedroom
2.57 x 3.36 (8'5" x 11'0")

Bedroom Two
2.36 x 3.68 (7'8" x 12'0")

Bathroom
2.03 x 1.65 (6'7" x 5'4")

Bedroom Three
2.30 x 1.97 (7'6" x 6'5")



EPC - C
72/86

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: 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: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

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