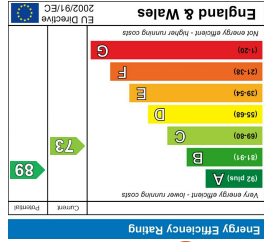


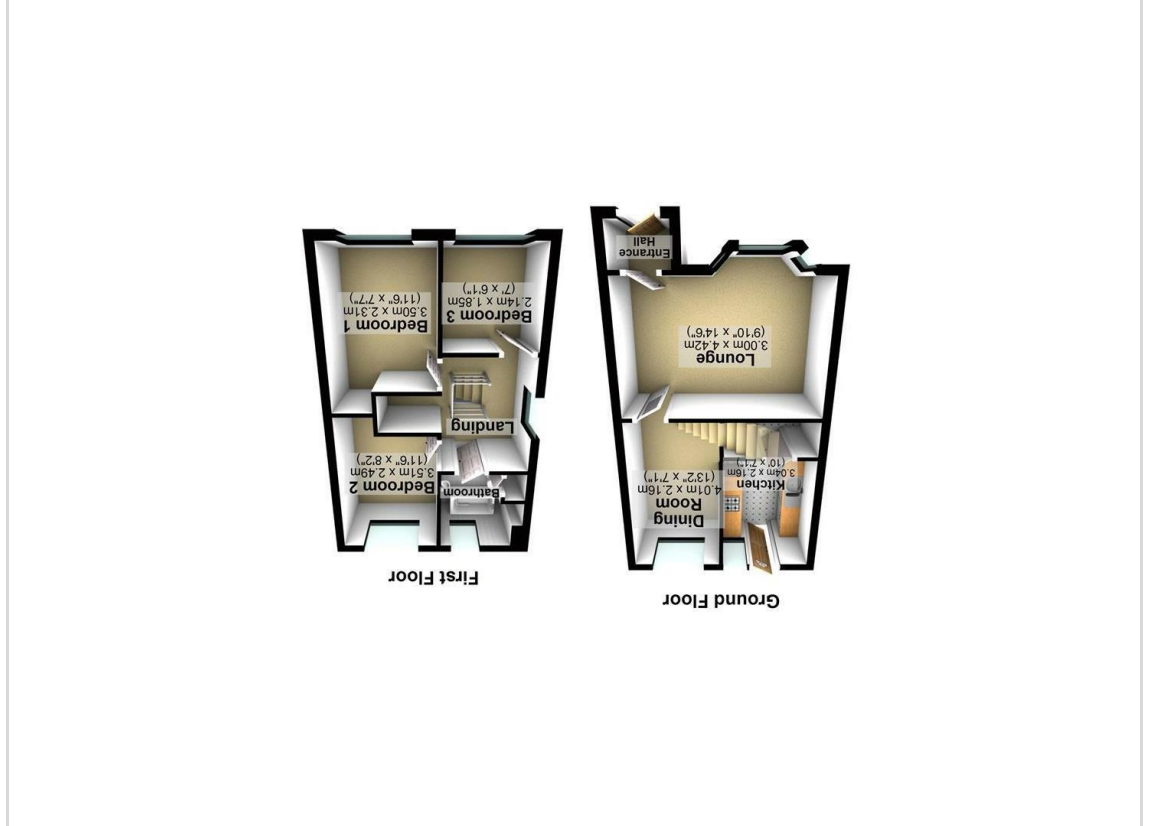
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantee. 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

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.

Viewing



Mardale Gardens

Gunthorpe, Peterborough, PE4 7GD

Guide Price £200,000 - Freehold , Tax Band - B



# Mardale Gardens

Gunthorpe, Peterborough, PE4  
7GD

\*\*\* Guide Price £200,000 - £220,000 \*\*\*

A well-presented three-bedroom semi-detached family home, offered with no forward chain, situated in the sought-after area of Gunthorpe, Peterborough. The property benefits from two reception rooms, a private enclosed rear garden, off-road parking for two vehicles, and a single garage. With excellent local transport links and amenities nearby, this home makes an ideal first-time purchase or investment opportunity.

The property opens into a welcoming entrance hall leading through to a bright and spacious living room, perfect for relaxing or entertaining. From here, double doors open into the dining area, which includes stairs leading to the first floor and convenient under-stairs storage. The kitchen sits to the rear of the property, offering ample worktop and cupboard space, and provides access out to the enclosed rear garden. Upstairs features two well-proportioned bedrooms, a landing area, and a modern family bathroom fitted with a three-piece suite including a bath, a WC, and a wash hand basin.

Outside, the property enjoys a low-maintenance, enclosed patio-style rear garden, perfect for outdoor seating or entertaining. A single garage is located nearby, complete with tandem parking for two vehicles. Located within easy reach of local schools, shops, and transport links, this delightful home presents a fantastic opportunity for those looking to take their first step onto the property ladder or for investors seeking a ready-to-let option. \*\* Photos are prior to the current tenant moving in \*\*

### Entrance Hall

**Lounge**  
3.00 x 4.42 (9'10" x 14'6")

**Dining Room**  
4.01 x 2.16 (13'1" x 7'1")

**Kitchen**  
3.04 x 2.16 (9'11" x 7'1")

### Landing

**Bedroom One**  
3.50 x 2.31 (11'5" x 7'6")

**Bedroom Two**  
3.51 x 2.49 (11'6" x 8'2")

### Bathroom

**Bedroom Three**  
2.14 x 1.85 (7'0" x 6'0")

### EPC - C

73/89

### 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: Communal Car Park Allocated Space, Single Garage  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

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.

