



64 Arkwright Way, Gunthorpe, Peterborough, PE4 7EE

 **NEWTON FALLOWELL**

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## Key Features

- Modern Terraced Home
- TWO DOUBLE BEDROOMS
- SUPERB OUTLOOK TO FRONT ASPECT
- Lounge & Kitchen Diner
- Downstairs WC & Upstairs Bathroom
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES & ENCLOSED GARDEN
- NO ONWARD CHAIN
- EPC Rating B
- Freehold

Guide Price £200,000 - £210,000





This modern home was BOUGHT FROM NEW IN 2022 by the current owner and benefits from TWO DOUBLE BEDROOMS and a SUPERB FRONT OUTLOOK, being sold with NO ONWARD CHAIN. The well presented accommodation comprises of an entrance hall, lounge to the front, modern kitchen diner to the rear and a useful downstairs WC, whilst the first floor landing separates two well-balanced bedrooms and the contemporary family bathroom. Outside there is driveway parking to the front aspect for multiple vehicles, with the rear garden hosting both patio and lawn.

#### Entrance Hall



#### WC

Lounge 3.58m x 2.96m (11'8" x 9'8")

Kitchen Diner 3.18m x 3.87m (10'5" x 12'8")

#### Landing



Bedroom One 2.94m x 3.89m (9'7" x 12'10")

Bedroom Two 2.45m x 3.95m (8'0" x 13'0")

Family Bathroom 1.96m x 1.86m (6'5" x 6'1")

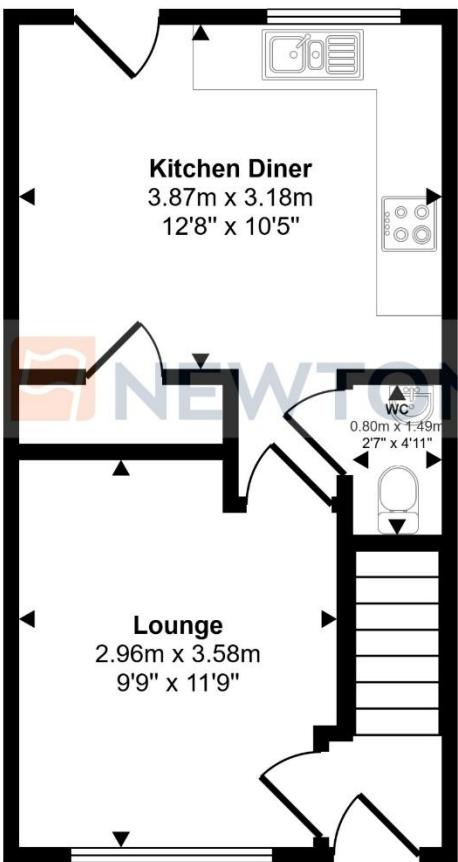
#### Management Fee

There is an annual management fee paid by all properties within the development. We await confirmation regarding the amount payable per annum.

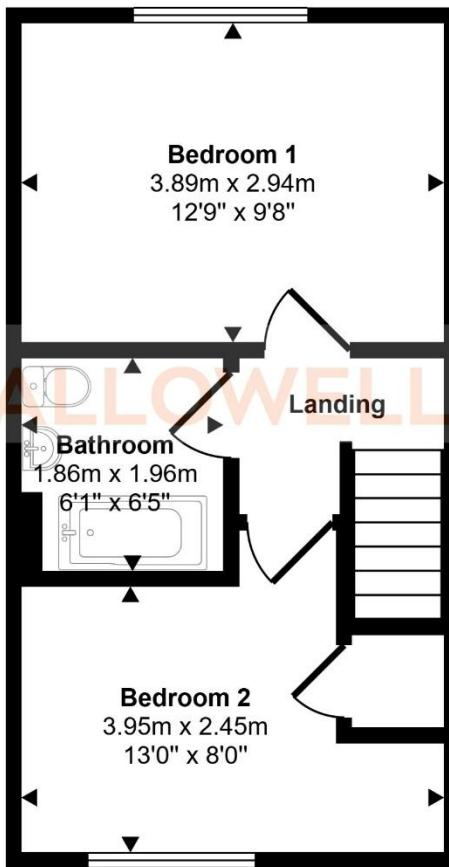
#### Gunthorpe

Gunthorpe is a suburb of Peterborough, situated to the north of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Gunthorpe offers a local bus route, as well as a wealth of amenities to include multiple convenience stores, multiple takeaways including Indian cuisine, Chinese and fish and chip shop, Studio 74 hair and beauty salon and The Harrier pub, with further amenities available within close proximity, such as supermarkets, petrol stations, leisure centre, pharmacy, dentists, opticians, and health club and spa. There is local primary and secondary schooling in Gunthorpe, which includes Gunthorpe Primary School, Norwood Primary School and Manor Drive Academy, with further schooling available nearby such as Werrington Primary School, William Law, Ken Stimpson Secondary School and Queen Katharine Academy.

Approx Gross Internal Area  
60 sq m / 643 sq ft



Ground Floor  
Approx 30 sq m / 320 sq ft



First Floor  
Approx 30 sq m / 324 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.

#### COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council  
Council Tax Band: B

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

