



**FITZJOHN**  
SALES & LETTINGS

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## 51 Malvern Road Gunthorpe Peterborough PE4 7TT

Asking price £195,000



Located in Gunthorpe is this two bedroom semi detached home with off road parking. Accommodation comprises double glazing, gas central heating, lounge, kitchen with utility, lobby, cloakroom, store room, sun room, two bedrooms, bathroom, gardens and off road parking.



Entrance Hall  
Window to side, wooden laminate flooring, textured ceiling, stairs, door to:

Living Room 4.61m (15'2") max x 4.08m (13'5")  
Window to front, two radiators, wooden laminate flooring, TV point, coving to textured ceiling, door to:

Kitchen 3.99m (13'1") x 2.13m (7')  
Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, window to rear, radiator, vinyl flooring, door to:

Utility Area 2.33m (7'8") x 1.54m (5'1") max  
Door to:

Cloakroom  
Window to side, recently refitted with low-level WC.

Lobby  
Door to:

Store Room

Sun Room  
Double door.

First Floor Landing  
Window to side, fitted carpet, loft hatch, door to:

Bathroom  
Fitted with three piece suite comprising panelled bath with separate electric shower over, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, window to rear, vinyl flooring.

Bedroom 2 3.60m (11'10") x 3.20m (10'6") max  
Window to rear.

Bedroom 1 4.60m (15'1") x 3.05m (10')  
Window to front, radiator, fitted carpet, door to Storage cupboard, over-stairs storage cupboard, door to Storage cupboard, boiler cupboard, housing combination boiler.

OUTSIDE:  
Parking space for three cars. Enclosed by wooden panelled fence, gravelled patio with seating area, mainly laid to lawn, timber garden shed, wooden summerhouse.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

Area Map



Floor Plans



Energy Efficiency Graph

