



4 Brickenden Road, Gunthorpe, Peterborough
£180,000

 **NEWTON FALLOWELL**

4 Brickenden Road

Gunthorpe, Peterborough

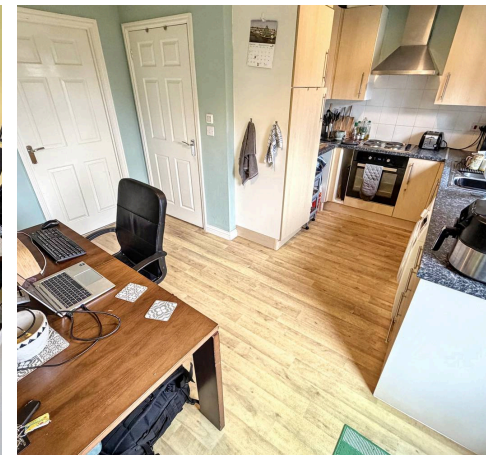
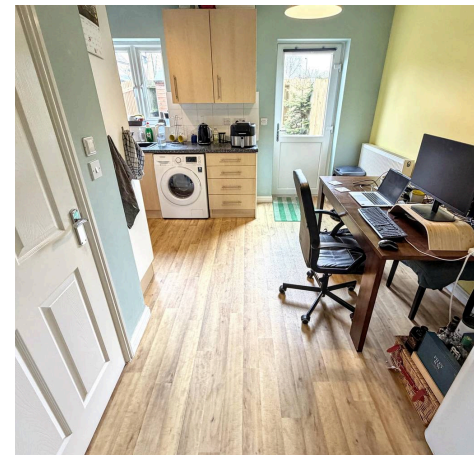
This terraced home is available for purchase at 100% ownership with the POTENTIAL TO PURCHASE A LOWER SHARE (30%) whilst hosting TWO DOUBLE BEDROOMS and a SOUTH-FACING REAR GARDEN whilst situated in a popular location in Gunthorpe. The accommodation host recently services boiler and electrics and comprises of an entrance hall, lounge to the front aspect, kitchen diner to the rear which hosts space and plumbing for a washer dryer, built-in oven, hob and offers ample worksurface, storage and dining space as well as access to the useful downstairs WC and rear garden, whilst upstairs the landing separates the two double bedrooms and the family bathroom which offers a three-piece white suite with a shower over the bath. Outside the property boasts a south-facing rear garden with a patio seating area, lawn and shed storage and through gated access you will find the allocated parking area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

WC

Lounge 14' 6" x 10' 9" (4.42m x 3.27m)

Kitchen Diner 12' 2" x 14' 1" (3.70m x 4.30m)

Landing

Bedroom One 12' 9" x 14' 7" (3.89m x 4.44m)

Bedroom Two 9' 6" x 14' 6" (2.89m x 4.1m)

Family Bathroom 6' 8" x 5' 4" (2.02m x 1.62m)

Service Charge

There is a monthly service charge payable of £63.37 for 100% ownership of the property.

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. The measurements listed are approximate and should not be taken as precise. We have not carried out any tests on the property's utilities, systems, or appliances. Prospective purchasers are strongly advised to arrange their own surveys or inspections before making an offer.

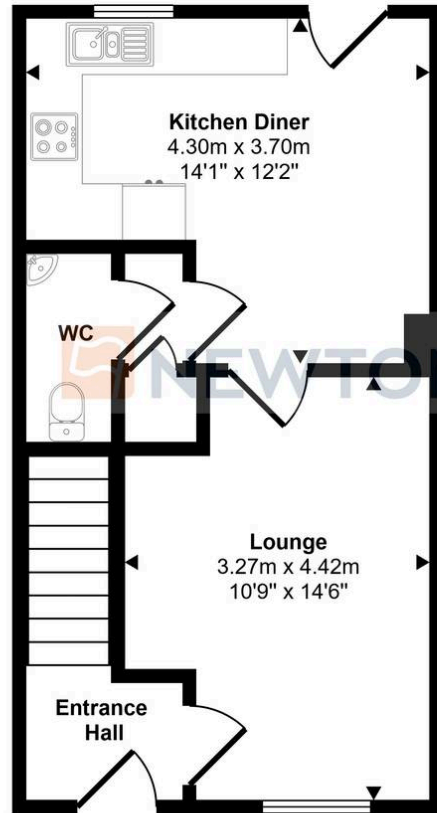
Note to Buyers

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers.

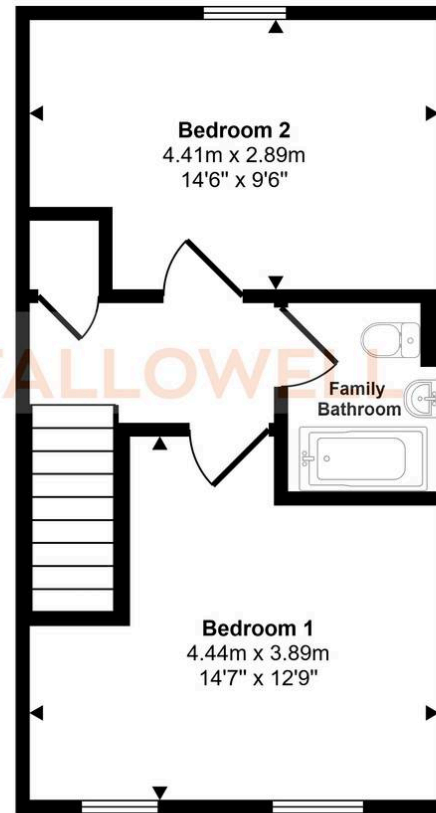
We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.



Approx Gross Internal Area
72 sq m / 780 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft



First Floor
Approx 37 sq m / 394 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

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough