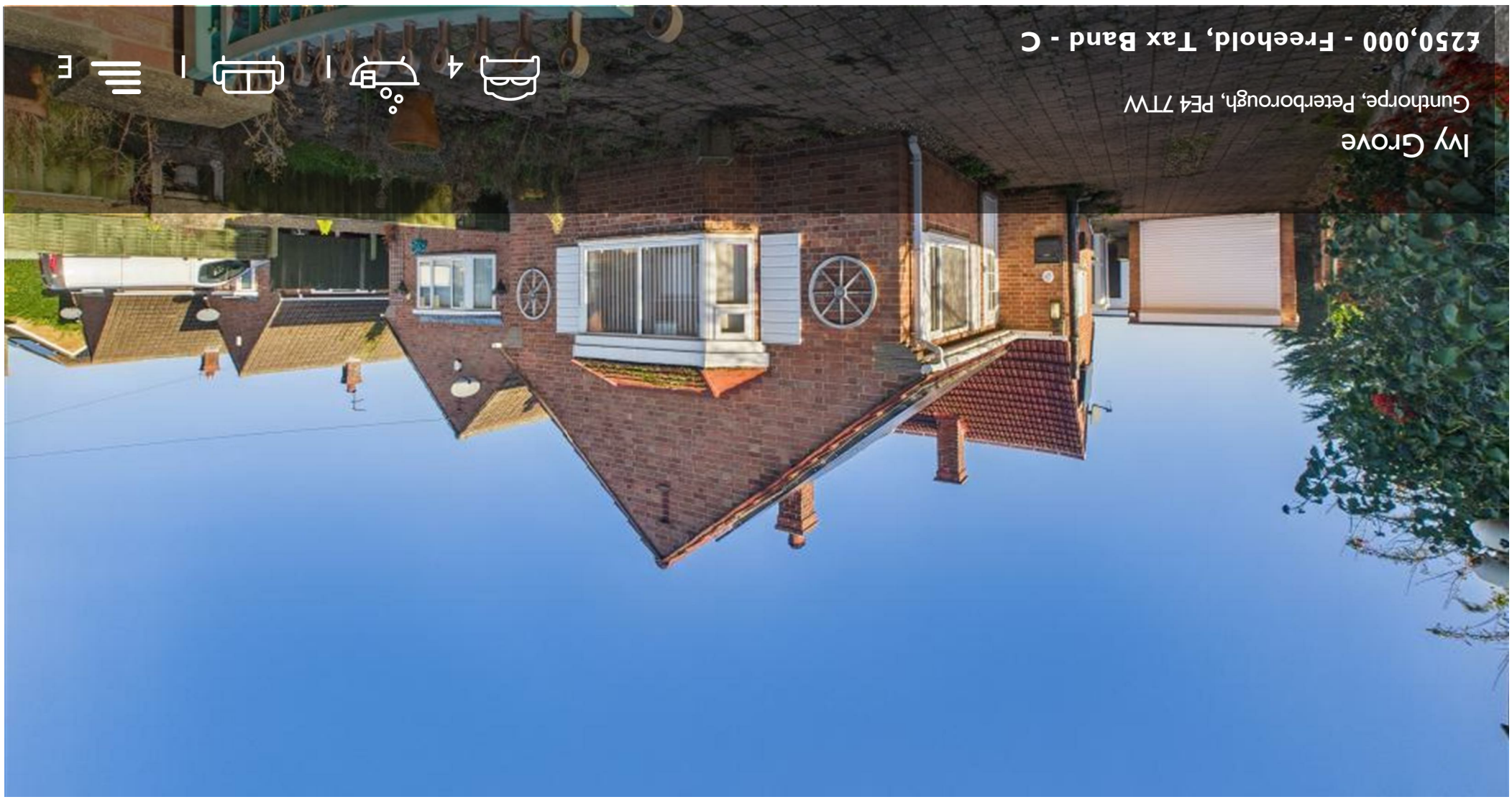


Ivy Grove

Gunthorpe, Peterborough, PE4 7TW

£250,000 - Freehold, Tax Band - C

4 | 1 | 1 | E

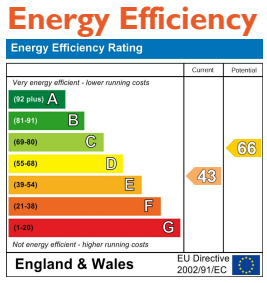
Floor Plan

Area Map

Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 licencing 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.

Ivy Grove

Gunthorpe, Peterborough, PE4 7TW

Situated in a quiet cul-de-sac in the sought-after area of Gunthorpe, Peterborough, this spacious detached bungalow offers versatile single-level living with generous internal accommodation, ample off-street parking, an oversized garage, and a large workshop. Benefiting from a low-maintenance garden, an owned solar PV system installed in 2023, and the added advantage of no forward chain, this property presents an excellent opportunity for buyers seeking space, flexibility, and a peaceful location. **Probate has been granted for this property**

Tucked away at the end of a quiet cul-de-sac in the ever-popular area of Gunthorpe, Peterborough, this spacious and highly versatile detached bungalow offers well-balanced accommodation that is ideal for a wide range of buyers, from families to those seeking generous single-level living. Internally, the property is thoughtfully arranged around a central entrance hall which provides access to a bright and welcoming living room, a well-proportioned kitchen with adjoining utility room, and a separate dining room that also lends itself perfectly as an additional bedroom or home office if required. The bungalow further benefits from three genuine bedrooms, including a comfortable master bedroom, all served by a family bathroom and a separate WC, creating a practical and flexible layout that can easily adapt to changing needs. Externally, the property continues to impress, boasting ample off-street parking to the front, a low-maintenance garden ideal for easy upkeep, an oversized garage fitted with an electric roller door, and a substantial workshop space offering a variety of potential uses such as storage, hobbies, or home business use. The home is offered for sale with the significant advantage of no forward chain, ensuring a smoother and quicker transaction, and also benefits from an owned solar PV system installed in 2023, providing improved energy efficiency and long-term cost savings. Altogether, this is a rare opportunity to acquire a generously proportioned bungalow in a peaceful yet well-connected location, combining flexible internal space with excellent external features and modern energy benefits.

Entrance Porch
0.67 x 1.04 (2'2" x 3'4")

Entrance Hall
1.71 x 4.11 (5'7" x 13'5")

Living Room
5.74 x 3.33 (18'9" x 10'11")

Bedroom Three
3.10 x 3.10 (10'2" x 10'2")

Bathroom
2.29 x 2.02 (7'6" x 6'7")

Kitchen
3.51 x 2.74 (11'6" x 8'11")

Master Bedroom
3.15 x 4.06 (10'4" x 13'3")

Hallway
1.02 x 0.89 (3'4" x 2'11")

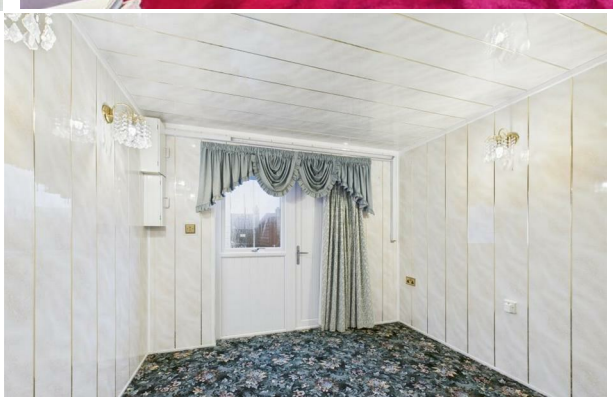
Bedroom Two
4.04 x 3.71 (13'3" x 12'2")

WC
1.23 x 0.90 (4'0" x 2'11")

Utility Room
1.54 x 4.16 (5'0" x 13'7")

Hallway
1.53 x 0.91 (5'0" x 2'11")

Dining Room/Bedroom Four
3.00 x 2.76 (9'10" x 9'0")



Garage
2.97 x 7.47 (9'8" x 24'6")

Workshop
7.31 x 3.52 (23'11" x 11'6")

EPC - E
43/66

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: Garage Detached, Driveway Private, Off Street Parking
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply, Solar Pv Panels
Sewerage: Mains
Heating: Electric Room Heaters, Gas Room Heaters
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, 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.