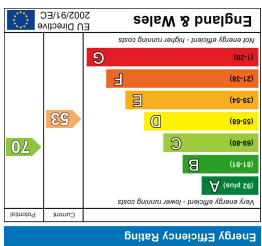


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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. 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.

**Viewing**  
 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.



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Campbell Drive**  
 Gunthorpe, Peterborough, PE4 7ZL

**Guide Price £175,000 - Freehold , Tax Band - A**



## Campbell Drive

Gunthorpe, Peterborough, PE4 7ZL

Situated in the quiet cul-de-sac of Campbell Drive, this well-presented staggered terraced home is an ideal first-time purchase or investment opportunity, having been meticulously maintained for over thirty years. Offering modern living spaces, two bedrooms, a private low-maintenance garden, off-road parking, and a single garage, the property is ready to move into and benefits from key upgrades throughout. Located within the popular area of Gunthorpe and offered with no forward chain, it provides both convenience and peace of mind for prospective buyers.

Set within the peaceful cul-de-sac of Campbell Drive, this superbly presented staggered terraced home offers an excellent opportunity for first-time buyers and investors alike. Having been lovingly maintained by the current owner for over thirty years, the property is offered for sale with no forward chain, ensuring a smooth and straightforward purchase. Upon arrival, you are welcomed via a practical entrance porch, ideal for coats and shoes. This leads into a comfortable and inviting living room with a well-proportioned layout, perfect for both relaxing and entertaining. The space flows naturally through to the modern kitchen diner at the rear, which has been thoughtfully designed with an integrated cooker and hob, ample worktop space, and a generous storage cupboard or pantry. There is also sufficient room for dining, with direct access to the garden, creating a sociable heart of the home. Upstairs, the property offers two bedrooms. The master bedroom is a spacious double and benefits from mirrored wardrobes, providing excellent storage while enhancing the sense of space and light. The second bedroom is ideal as a guest room, nursery, or home office. These are served by a fully tiled bathroom fitted with a contemporary suite, including a bath with shower over.

Externally, the property continues to impress with a private, low-maintenance rear garden, perfect for enjoying outdoor space without the burden of extensive upkeep. Beyond the garden gate, there is the added benefit of your own off-road parking area and a single garage, conveniently located just outside the property. Further improvements include replacement windows and doors throughout, as well as an upgraded electric consumer unit. The home is heated via a gas warm air system, which has been regularly serviced and benefits from a comprehensive history with British Gas, offering additional peace of mind.

Located within the popular residential area of Gunthorpe, the property enjoys a quiet setting while remaining close to local amenities, transport links, and schooling. This is a fantastic, ready-to-move-into home with broad appeal, perfectly suited to those taking their first step onto the property ladder or seeking a reliable investment.

### Entrance Porch

1.10 x 1.00 (3'7" x 3'3")

### Living Room

2.82 x 3.56 (9'3" x 11'8")

### Kitchen Diner

3.27 x 3.58 (10'8" x 11'8")

### Landing

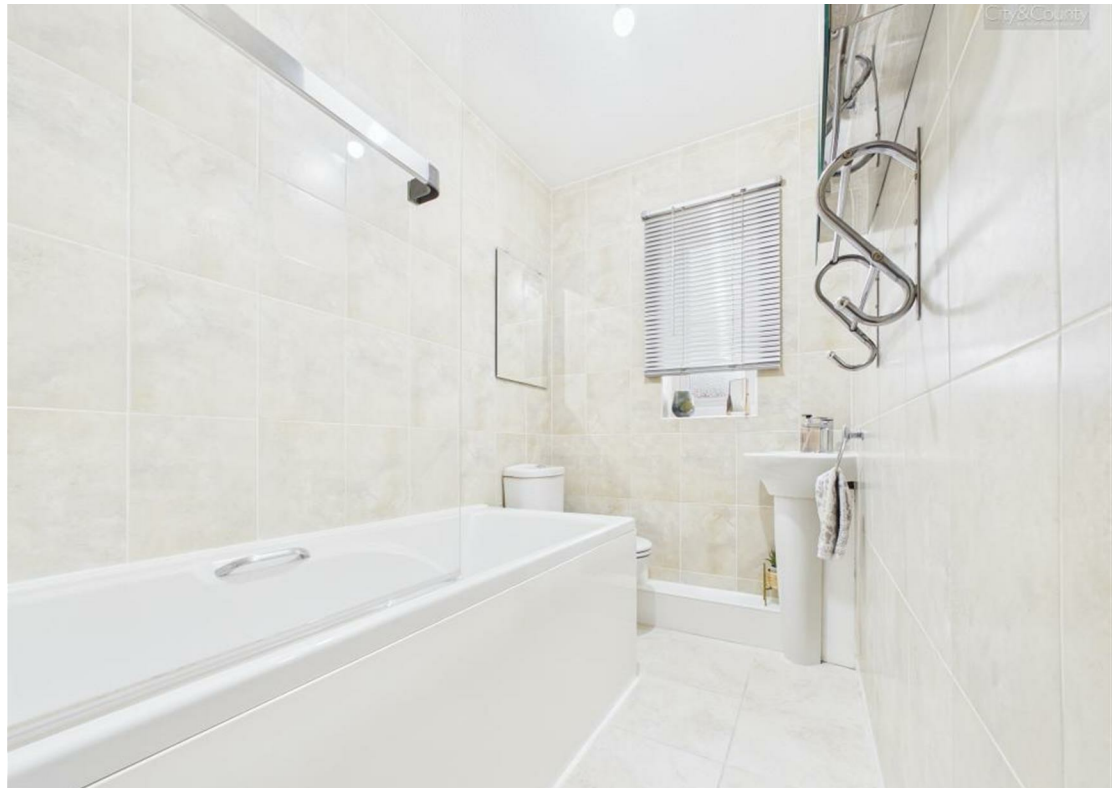
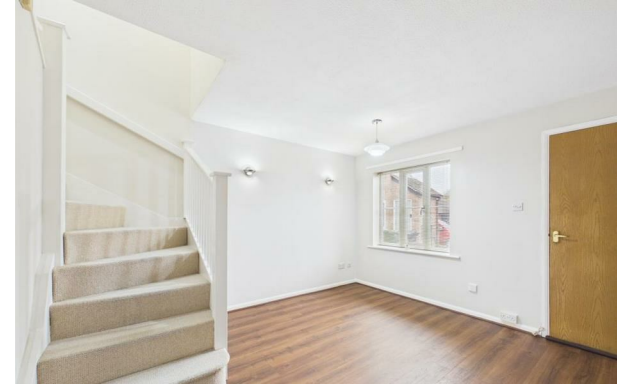
1.10 x 0.81 (3'7" x 2'7")

### Master Bedroom

3.72 x 3.57 (12'2" x 11'8")

### Bathroom

2.28 x 1.40 (7'5" x 4'7")



### Bedroom Two

2.17 x 2.08 (7'1" x 6'9")

### Garage

2.43 x 5.32 (7'11" x 17'5")

### EPC - E

53/70

### 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 (answer yes if there are restrictions, eg does not allow pets): 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: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Single Garage, Driveway Private, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable, Ftp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, 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.