



 NEWTON FALLOWELL

4 Chiltern Rise, Gunthorpe, Peterborough, PE4 7TB

 **NEWTON FALLOWELL**



Key Features

- EXTENDED SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- Modern Fitted Kitchen
- Downstairs WC & Family Bathroom
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES & REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Offers In Excess Of £200,000





This EXTENDED semi-detached home benefits from TWO DOUBLE BEDROOMS and THREE RECEPTION ROOMS, as well as DRIVEWAY PARKING FOR MULTIPLE VEHICLES, being sold with NO ONWARD CHAIN and making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall leading to the spacious lounge, open plan kitchen diner extended to the rear, additional reception room ideal to be used as a study, useful downstairs WC, whilst upstairs the first floor landing separates two double bedrooms, one of which benefits from a built-in storage cupboard, and the family bathroom, which hosts a contemporary three-piece white suite with a shower over the bath. To the front aspect there is driveway parking for multiple vehicles and to the rear, there is an enclosed garden offering lawn and patio seating.

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.

Entrance Hall

Lounge 3.98m x 4.5m (13'1" x 14'10")

Kitchen Diner 5.39m x 3.9m (17'8" x 12'10")

Study 2.24m x 1.52m (7'4" x 5'0")

WC

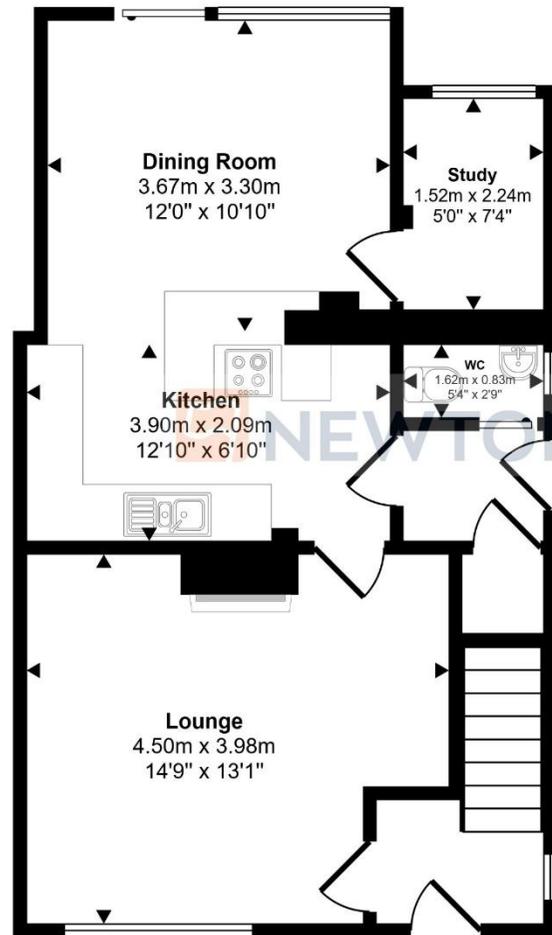
Landing

Bedroom One 2.96m x 4.55m (9'8" x 14'11")

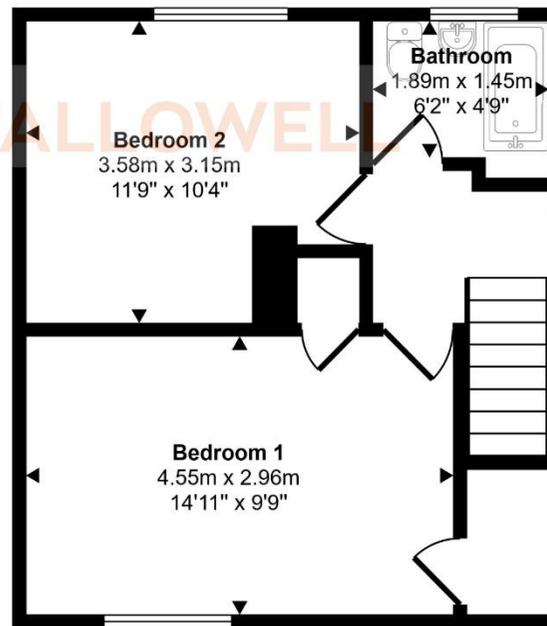
Bedroom Two 3.15m x 3.58m (10'4" x 11'8")

Family Bathroom 1.45m x 1.89m (4'10" x 6'2")

Approx Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
Approx 52 sq m / 555 sq ft



First Floor
Approx 35 sq m / 381 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: A

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 £62 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.

