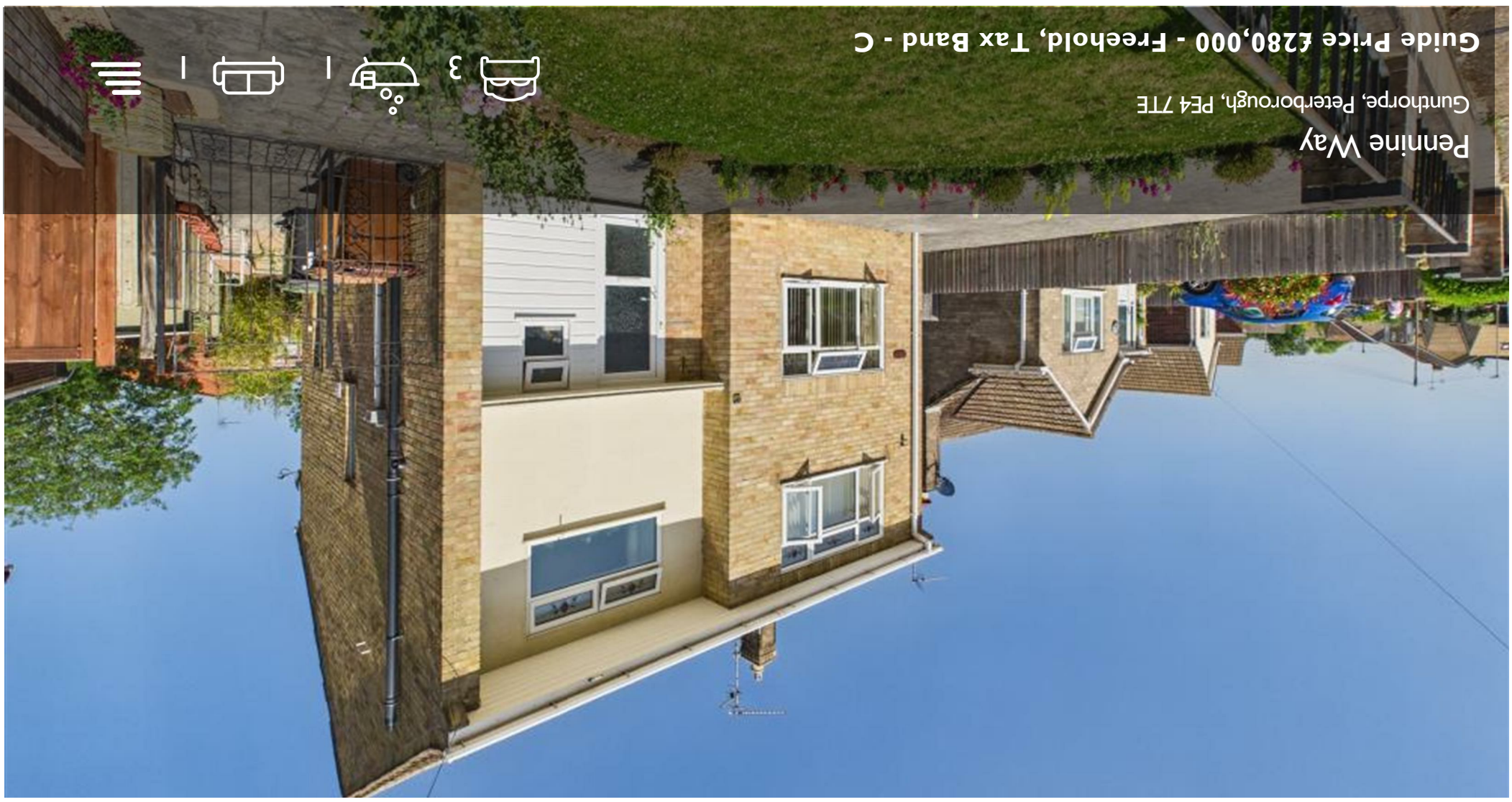


Pennine Way

Gunthorpe, Peterborough, PE4 7TE

3 | | |

Guide Price £280,000 - Freehold, Tax Band - C

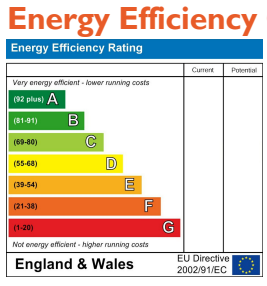
Floor Plan

Area Map

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



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.

Pennine Way

Gunthorpe, Peterborough, PE4 7TE

*** Guide Price £280,000 - £300,000 ***
Well presented three bedroom detached family home situated in the popular area of Gunthorpe, offering a spacious living/dining room, separate kitchen, conservatory, downstairs WC, refitted shower room, mature rear garden, detached garage and a large driveway. Conveniently located close to local amenities, schools and transport links, this property is ideal for families.

Located in the sought after residential area of Gunthorpe, this well maintained three bedroom detached home offers spacious and practical accommodation, making it an ideal family purchase. The ground floor comprises a welcoming entrance hall, a convenient cloakroom/WC, a generous living/dining room providing ample space for both relaxing and entertaining, and a separate kitchen. To the rear, the conservatory enjoys pleasant views over the garden and offers additional living space that can be enjoyed throughout the year. Upstairs, the property features three well proportioned bedrooms, a landing area and a recently refitted shower room finished to a modern standard. Externally, the home boasts a beautifully maintained and mature rear garden with a lawn, patio seating area, two ornamental ponds and two greenhouses, creating an excellent outdoor space for keen gardeners and those who enjoy spending time outside. To the front, a large driveway provides ample off road parking and leads to the detached single garage. Positioned close to local amenities, schools and transport connections, this attractive home offers a fantastic opportunity for families looking to settle in a popular location.

Entrance Hall
3.34 x 1.83 (10'11" x 6'0")

WC
0.89 x 1.30 (2'11" x 4'3")

Living/Dining Room
6.89 x 3.63 (22'7" x 11'10")

Conservatory
3.39 x 3.31 (11'1" x 10'10")

Kitchen
2.83 x 3.19 (9'3" x 10'5")

Landing
1.99 x 0.85 (6'6" x 2'9")

Master Bedroom
3.55 x 3.62 (11'7" x 11'10")

Shower Room
1.94 x 3.25 (6'4" x 10'7")

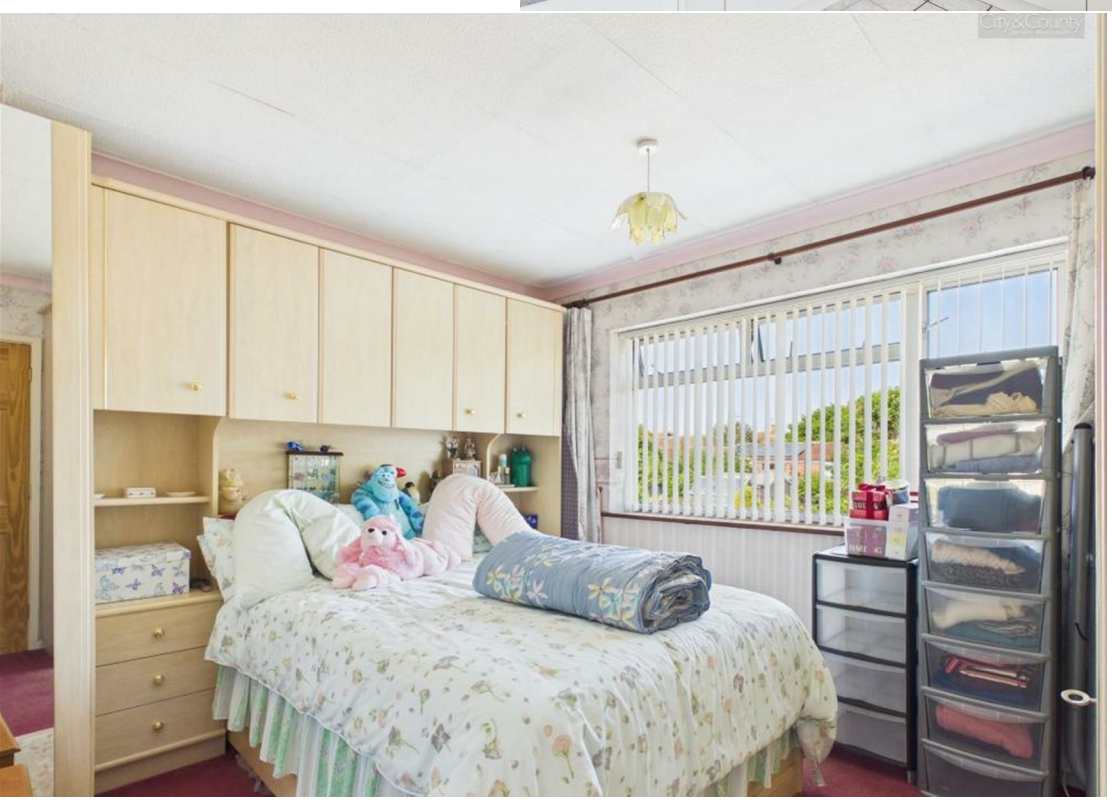
Bedroom Two
3.33 x 3.59 (10'11" x 11'9")

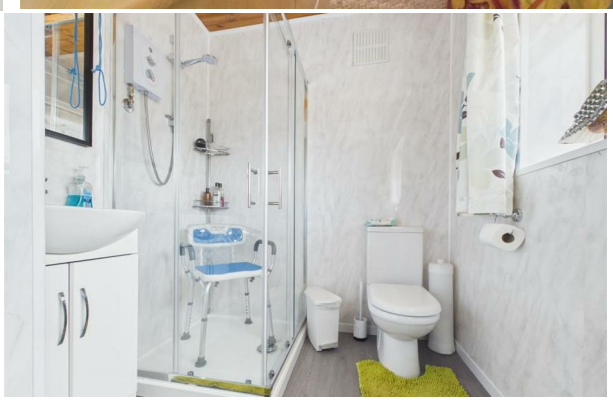
Bedroom Three
2.82 x 3.26 (9'3" x 10'8")

Garage
5.47 x 2.58 (17'11" x 8'5")

EPC - D
67/77

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: Not Known
Business from property NOT allowed: No
Property subletting: Not Known
Tree preservation order: No
Other: Not Known
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: Single Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Satellite
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, Vodafone - Excellent

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL