



1 Woodpecker Court, Gunthorpe PE4 7FJ  
£140,000

1  1  1   C

## Floor Plan



## Accommodation

\*\* Offering no upward chain is this end terrace property in Woodpecker Court, Gunthorpe. Ideally situated near to local amenities with local transport links nearby and in brief the property comprises. From the front, into a decent size living room with window to the side aspect and spiral stairs leading to the first floor. Kitchen off the living room comprises modern range of wall and floor level units with window to the front aspect. First floor offers a sliding door into a double bedroom with built in wardrobe and a three piece family bathroom. Outside, allocated parking space to the front with pathway to the side leading to an enclosed rear garden.

Tenure: Freehold  
Council Tax Band: A

Living Room: 13'6" max x 15'8" max (4.13m max x 4.78m max )

Kitchen: 5'10" x 7'1" (1.78m x 2.16m)

First Floor & Landing:

Bedroom: 13'6" x 7'9" plus recess (4.14m x 2.38m plus recess)

Bathroom:



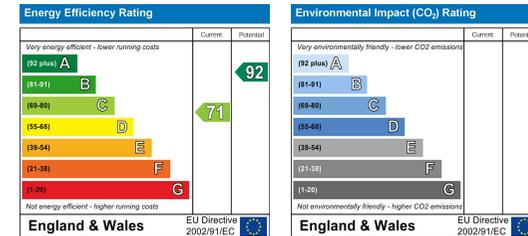
## Area Map



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



381 Eastfield Road,  
Peterborough, PE1 4RA  
T: 01733 834727  
E: peterborough@firminandco.co.uk