



98 Swale Avenue, Gunthorpe, Peterborough, PE4 7GT

 **NEWTON FALLOWELL**



2 1 2

## Key Features

- AVAILABLE IMMEDIATELY!
- End Terrace Family Home
- TWO DOUBLE BEDROOMS
- Lounge, Kitchen Diner & Conservatory
- Three-Piece Family Bathroom
- Driveway Parking
- Enclosed Rear Garden
- EPC Rating D
- Holding Deposit - £219
- Deposit - £1096 (nil deposit option available)

£950 PCM





This end terrace home is AVAILABLE IMMEDIATELY and benefits from TWO DOUBLE BEDROOMS and a quiet cul-de-sac position. The accommodation comprises of an entrance hall, lounge, kitchen diner, conservatory, two double bedrooms and family bathroom. Outside there is driveway parking to the front aspect and an enclosed garden to the rear.

Entrance Hall



Lounge 13'6" x 11'6" (4.1m x 3.5m)

Kitchen Diner 13'6" x 9'0" (4.1m x 2.7m)

Conservatory 10'0" x 8'6" (3m x 2.6m)

Landing

Bedroom One 13'6" x 8'6" (4.1m x 2.6m)

Bedroom Two 7'6" x 9'0" (2.3m x 2.7m)

Family Bathroom 6'0" x 6'0" (1.8m x 1.8m)

Agent's Note

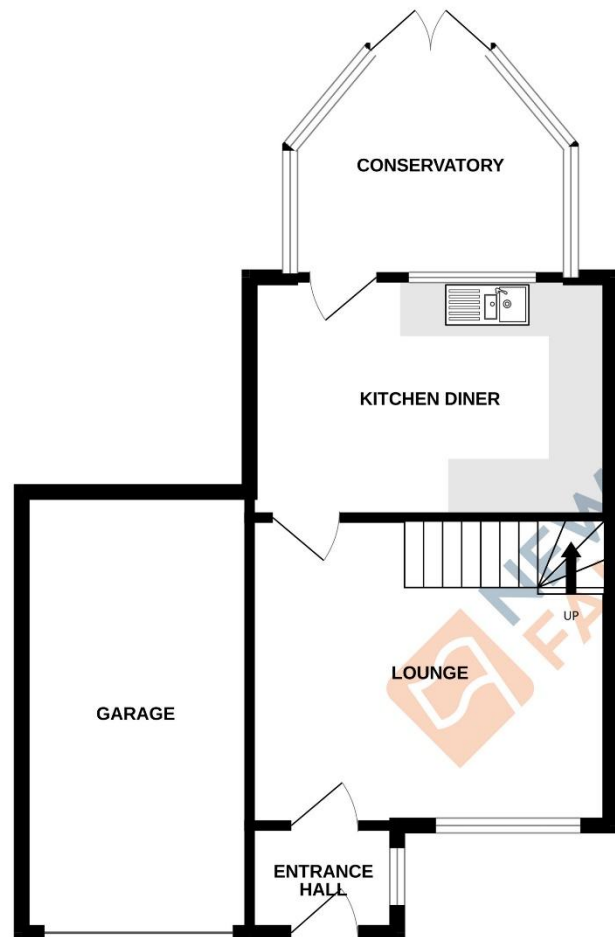
Please note that the garage is not included within the rental agreement for the property.

## Gunthorpe

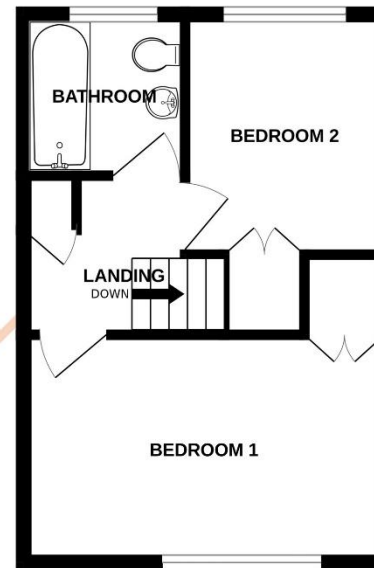
Gunthorpe is a suburb of Peterborough, situated to the north of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Gunthorpe offers a local bus route, as well as a wealth of amenities to include multiple 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.



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
277 sq.ft. (25.8 sq.m.) approx.



**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: B

**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.

**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.

TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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