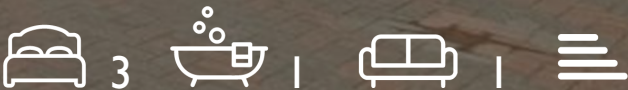




Pennine Way
Gunthorpe, Peterborough, PE4 7TA
£240,000 - Freehold , Tax Band - A



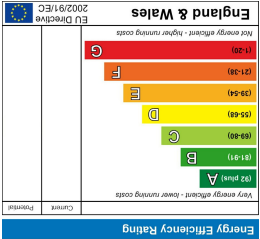
Floor Plan



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 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.

Pennine Way
Gunthorpe, Peterborough, PE4
7TA

Offered to the market with no forward chain, this well presented three bedroom semi detached home is an excellent opportunity for first time buyers, young families or investors alike. Benefitting from a block paved driveway, a spacious living/dining room, separate kitchen, downstairs bathroom and a private enclosed rear garden, the property is conveniently located within easy reach of local amenities, schools and transport links.

Entering the property through the entrance hall, you are welcomed into a bright and practical home. To the front is a separate kitchen, offering a range of fitted units with space for everyday appliances and plenty of worktop space. To the rear, the generous living/dining room provides an excellent space for both relaxing and entertaining, with ample room for lounge and dining furniture and direct access overlooking the rear garden. Completing the ground floor is a well proportioned family bathroom, fitted with a three piece suite and conveniently positioned off the rear porch. The first floor offers three bedrooms, comprising two spacious double bedrooms and a comfortable single bedroom, making the property ideal for growing families, guests or those working from home. Outside, the front of the property benefits from a block paved driveway providing off road parking, while the enclosed rear garden offers a private outdoor space, perfect for entertaining, children to play or simply enjoying the warmer months. Conveniently situated close to a range of local amenities, schools and transport links, this property combines comfortable living with an excellent location and is offered to the market with no forward chain, making it an ideal first time purchase or investment opportunity.

Entrance Hall
1.72 x 1.56 (5'7" x 5'1")

Living/Dining Room
3.49 x 5.73 (11'5" x 18'9")

Kitchen
2.38 x 3.73 (7'9" x 12'2")

Bathroom
2.45 x 2.90 (8'0" x 9'6")

Rear Porch
0.84 x 1.17 (2'9" x 3'10")

Landing
3.64 x 2.12 (11'11" x 6'11")

Master Bedroom
3.26 x 4.59 (10'8" x 15'0")

Bedroom Two
2.66 x 4.49 (8'8" x 14'8")

Bedroom Three
2.34 x 2.06 (7'8" x 6'9")

EPC - Awaiting

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: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, 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.

