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34 Bowness Way Gunthorpe Peterborough PE4 7NG

Asking price £168,000



Two Bedroom Terraced House | No Forward Chain | Enclosed Rear Garden | Allocated Parking

Offered to the market with NO FORWARD CHAIN, this well-proportioned two-bedroom terraced house presents an excellent opportunity for a first-time buyer or buy-to-let investor.



Situated in the popular Gunthorpe area of Peterborough, the property provides well-balanced accommodation arranged over two floors and benefits from an enclosed rear garden and allocated parking for one vehicle.

On entering the property, the entrance hall provides access into the spacious living room, which offers a comfortable and versatile reception space. To the rear of the ground floor is a generous kitchen/diner, providing an excellent area for both everyday family life and entertaining, with access and views towards the rear garden.

To the first floor are two bedrooms, comprising a well-sized double bedroom alongside a single bedroom, together with a family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space with scope for the new owner to personalise to their own taste. To the front of the property is allocated parking for one vehicle, adding further convenience.

The property is fitted with uPVC double glazing throughout and gas central heating, while an EPC rating of C provides a good level of energy efficiency. The property is also Council Tax Band A, helping to keep the ongoing costs of ownership as affordable as possible.

From an investment perspective, our valuers consider the property to offer an attractive buy-to-let opportunity, with a realistic potential rental income of approximately £950 PCM, subject to market conditions and the usual letting considerations. This equates to a potential annual rental income of £11,400.

In our opinion, the property would make an ideal first home or investment property, offering affordable accommodation, low running costs, private outside space and allocated parking. The added benefit of no forward chain means the property is ideally positioned for buyers looking for a straightforward purchase.

An early internal viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.

Hall 1.22m (4') x 0.92m (3') Wooden laminate flooring, double door to cupboard.

Living Room 4.33m (14'2") x 2.46m (8'1") Window to front, two radiators, wooden laminate flooring, telephone point, TV point, textured ceiling, stairs to first floor.

Kitchen/Diner 4.01m (13'2") x 2.57m (8'5") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear, radiator, vinyl flooring, folding door.

First Floor Landing 1.78m (5'10") x 1.58m (5'2") Fitted carpet, loft hatch, door to:

Bathroom 2.03m (6'8") x 1.78m (5'10") Fitted with three piece suite with comprising, panelled bath with separate shower over, pedestal wash hand basin and low-level WC, tiled surround, window to rear, vinyl flooring.

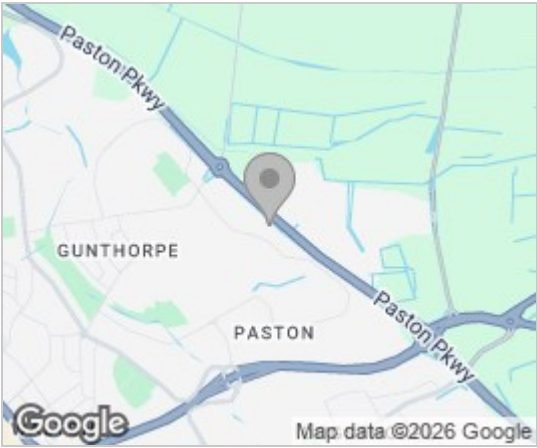
Bedroom 1 4.09m (13'5") max x 3.40m (11'2") Two windows to front, radiator, fitted carpet, textured ceiling.

Bedroom 2 3.71m (12'2") max x 2.27m (7'5") Window to rear, radiator, fitted carpet, textured ceiling.

Outside:
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn with shrub borders, timber garden shed and gated to rear.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

